



MURRAY
TREE CONSULTANCY

PRELIMINARY TREE REPORT
(BS 5837:2012)

PROPOSED DEVELOPMENT

AT

OWENS PARK CAMPUS
WILMSLOW ROAD
FALLOWFIELD
MANCHESTER
M14 6HD

July 2023

PM/BS/10/07/23

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Disclaimer

The tree(s) referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used. We would recommend that the trees are regularly inspected and our staff will advise on the suitable frequency of these inspections.

1.0 INTRODUCTION

1.1 Professional Details

- 1.1.1 My name is Peter Murray and I have been working and studying in the Arboricultural Industry since 1989. I have many years practical and consulting experience as a Local Authority arboriculturalist and more recently as a private sector practitioner.
- 1.1.2 I so far hold the Higher National Diploma in Arboriculture and am a professional member of the Arboricultural Association. I keep up to date with the latest research and best practice by attending relevant courses and seminars.

1.2 Tree Survey

- 1.2.1 I was recently instructed by Landscape Projects Limited on behalf of their clients to carry out a site at Owens Park Campus, Wilmslow Road, Fallowfield and survey all significant trees that may be affected by development proposals in accordance with *BS 5837:2012 trees in relation to design, demolition and construction – Recommendations*.
- 1.2.2 The survey on which the findings of this report are based was undertaken within the months of June & July 2023 and the weather was mostly inclement.
- 1.2.3 This report should be read in conjunction with the attached Arboricultural Data and Tree Constraints Plan (TCP) of Appendix B and D.
- 1.2.4 The trees were inspected from ground level only and all comments and recommendations made have taken into account their location, surroundings and likely impact on persons or property.
- 1.2.5 The limitations of this report are restricted to the persons, time, information made available and purpose for which this report has been prepared. This report does not deal with any existing tree root/building conflicts and no information has been provided regarding soil type and no analysis undertaken by this company.

2.0 FINDINGS

2.1 The Site & Proposal

- 2.1.1 The site in question is a Manchester University Campus consisting of mostly residential blocks within extensive landscaping.
- 2.1.2 The proposal is for the demolition and re-construction of these buildings, but I have as yet not been provided with any details of the project.

2.2 The Soils & Foundations

- 2.2.1 The soil of the site is described at <http://www.landis.org.uk/soilsclapes> as being 'Slowly permeable seasonally wet acid loamy and clayey soils' and having impeded drainage.
- 2.2.2 The following is taken from the NHBC Standards Chapter 4.2 Building near trees: The combination of shrinkable soils and trees, hedgerows or shrubs represents a hazard to structures that requires special consideration. Trees, hedgerows and shrubs take moisture from the ground and, in cohesive soils such as clay, this can cause significant volume changes resulting in ground movement. This has the potential to affect foundations and damage the supported structure. In order to minimise this risk, foundations should be designed to accommodate the movement or be taken to a depth where the likelihood of damaging movement is low.

2.3 The Trees

- 2.3.1 A total of three hundred and forty individual trees, sixty-five groups and six hedges were surveyed and plotted in order to assess their health and dimensions in accordance with the British Standard and the results are clearly detailed within the Appendices of this report.
- 2.3.2 In general the trees/groups surveyed within and adjacent to the site were found to be in reasonable condition for their age and species. Any works identified within the data tables should take place regardless of development in line with best practice. The quality rating for the trees on or affecting this site can be summarised as follows:

U – 20 trees/groups
A – 44 trees/groups
B – 195 trees/groups
C – 152 trees/groups

2.4 Development Considerations

2.4.1 The data tables within Appendix B clearly details the condition of the trees and identifies their worthiness for retention. In addition, the Tree Constraints Plan of Appendix D illustrates their Root Protection Area's (RPA's) in accordance with the *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*. This is an area that should be left undisturbed in order to provide adequate rooting area for retained trees. This can then be used within the design process for development and an Arboricultural Implications Assessment and Method Statement can then be produced to fully assess development impact on each tree, proposed tree works and tree protective measures.

2.4.2 The following considerations are broadly taken from the current British Standard, which states '*A realistic assessment of the probable impacts of any proposed development on the trees and vice versa which should take into account the characteristics and condition of the trees. To maximize the probability of successful tree retention, the following factors are taken into account.*'

Shading of buildings - This can be a problem, particularly where there are rooms, which require natural light. Proposed buildings should be designed to take account of significant trees that are to be retained with regard to their ultimate size and crown density, which effects available light.

Shading of open spaces – Open spaces, particularly garden areas should be designed to meet the normal requirements for direct sunlight for at least part of the day. However, shading can be desirable to reduce glare or excessive solar heating, or to provide for comfort during hot weather.

Privacy and screening – It could be highly desirable to retain trees in order to provide screening to a building for internal privacy or to reduce overlooking by neighbours or to mitigate undesirable views, such as busy roads, railway lines or industrial premises. The success of this will depend on species, quality and proximity to the development.

Direct damage - Below ground, damage to structures can occur because of incremental root and stem growth. Above ground damage can occur to trees and structures by the continuous whipping of branches against the fabric of a building. The likely effect of direct damage should be considered in order to avoid the need for frequent remedial pruning or other maintenance.

Future pressure for removal - The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other structures should be sited to allow adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread.

Seasonal nuisance - Trees are naturally growing and shedding organisms. Leaves of some species can cause problems, particularly in the autumn, by blocking gullies and gutters. Fruit can cause slippery patches, or the accumulations of honeydew can be damaging to surfaces and vehicles. These issues should be considered taking into account the species and size of trees in question.

3.0 CONCLUSIONS

3.1 Significant Trees

The Tree Constraints Plan of Appendix D clearly illustrates the trees of quality and their restrictions in terms of their crown spreads and RPA's. In some cases where appropriate minor encroachment or even tree removal can be mitigated with special measures or quality replacement planting, but this should be carefully considered within the design process.

3.2 Standard of Work

All tree work undertaken should be done in accordance with British Standard 3998:2010 and by competent contractors insured with public liability cover of at least two million pounds.

3.3 Statutory Controls

If the trees on site are subject to any Tree Preservation Orders (TPO's) or are encompassed within a Conservation Area, then statutory permission from the Local Planning Authority (LPA) will be required before any tree works take place.

3.4 Wildlife

All operations should take account of wildlife needs and be planned to take advantage of weather conditions and time of year for minimum damage and disturbance. If any protected species or nesting birds are present or discovered while the works are taking place all work should cease until contact has been made with Natural England for further advice. Natural England can be contacted on 0300 060 3900 or by e-mail to: enquiries@naturalengland.org.uk. Specific consideration should be given to the possible presence of roosting bats, which are protected by the Wildlife and Countryside Act 1981 (schedule 5) and included in schedule 2 of the Conservation Regulations 1994. Ideally, a survey should be carried out to identify any potential roost sites and if bats are found to be present advice should be sought from a person qualified and experienced in handling such matters and fully conversant with the implications of the Act.

Signed



Peter Murray (HND. ARB, M, Arbor A)
Consulting Arborist

17th July 2023

APPENDIX A - Glossary of Terms & Table 1 of BS 5837:2012

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Dbh: Diameter at Breast Height is measured at 1.5m and recorded in millimetres. Where a tree becomes multi-stemmed below 1.5m the diameter of each stem is measured at 1.5m and added together. Where a tree has low branching or has swelling the stem is measured at the narrowest point below.

Height: Height was estimated and recorded in metres.

Age Range: Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established.
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown.
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown.
Mature (M)	Between 2/3 and full expected height and crown.
Fully Mature (FM)	Full expected height and crown.
Over Mature (OM)	Crown beginning to break-up and decrease in size.
Senescent (S)	Crown in advanced stage of break-up.

Crown Spread: Measured in metres at four cardinal points (N, E, S & W).

Crown Clearance: Measured in metres from the ground to the first branch tip on development side only.

Condition - Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

- A - Tree needing little, if any attention
- B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress
- C - Tree with significant structural and physiological flaws and/or extremely stressed
- D - Tree that is dead, biologically/physically moribund or dangerous

Desirability To Retain – As Outlined in Table 1 of BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (see below).

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers (target or tumorous) - A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by woundwood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Coppicing - Is an ancient form of woodland management that involves repetitive felling on the same stump, near to ground level, and allowing the shoots to re-grow from that main stump. (Also known as the coppice stool).

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances it may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Woundwood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant trees that define the general upper edge of the canopy, Intermediate trees that have been largely overgrown by others, Suppressed trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

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 U category trees (i.e. 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 (e.g. Dutch elm disease), 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 arboriculture 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 arboriculture 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 minor storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Tree with no material conservation or other cultural value	

APPENDIX B – Arboricultural Data

Arboricultural Data Sheet: Manchester University, Owens Park, Fallowfield, Manchester **Date of Survey:** June/July 23 **Weather:** Inclement **Surveyor:** PM

Crown C = Crown Clearance; Cond R = Condition Rating; ERC (Yrs) = Estimated Remaining Contribution; TQRA = Tree Quality Category Rating; RPA (m²) = Root Protection Area (m²)

Recommended works should be carried out to the *British Standard Recommendations for Tree Work, BS 3998:2010*

Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T1	Sycamore	560	16	M	4	6	5	6	5	B	A co-dominant specimen within grass area exhibiting minor asymmetry. Minor deadwood and stem shoots present.	Remove stem shoots.	20+	B2	141.87	6.72
T2	Lime	610	17	M	5	6	4	6	2	B	A co-dominant specimen within grass area exhibiting minor asymmetry. Minor deadwood present and stem shoots.	Remove stem shoots.	20+	B2	168.33	7.32
T3	Sycamore	430	14	M	5	6	4	4	4	B	A co-dominant specimen within grass area exhibiting major asymmetry.	n/a	20+	B2	83.65	5.16
T4	Sycamore	670	17	M	6	6	5	7	6	B	A co-dominant specimen within grass area exhibiting reasonable symmetry. Forked at 4m. High crown.	n/a	20+	B2	203.08	8.04
T5	Sycamore	570	15	M	4	7	7	6	5	B/C	A co-dominant specimen within grass area exhibiting minor asymmetry. Cavity at 2m, some signs of decline. Girdling root at base. Historic ground disturbance.	n/a	10+	C2	146.98	6.84
T6	Sycamore	480	15	M	4	7	1	3	6	C	A co-dominant specimen within grass area exhibiting minor asymmetry. Low vigour in significant decline. Historic ground disturbance.	Consider removal and replacement.	5-10	U	104.23	5.76
T7	Beech	880	17	M	9	6	9	10	2	A/B	A dominant specimen within group exhibiting reasonable symmetry. Insignificant deadwood present. High crown.	n/a	40+	A2	350.33	10.56
T8	Sycamore	280	10	EM	4	6	3	4	3	C	A poor suppressed specimen within group. Exposed buttress area. In decline. Historic ground disturbance.	Consider removal and replacement.	5-10	U	35.47	3.36
T9	Sycamore	300	11	EM	3	6	3	0	6	C	A poor suppressed specimen within group. Exposed buttress area from historic disturbance. Low vigour.	n/a	10+	C2	40.72	3.60
T10	Sycamore	470	15	M	4	4	5	6	7	B	A co-dominant specimen within grass area slightly suppressed. Minor deadwood present.	n/a	20+	B2	99.93	5.64

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					N	E	S	W								
T11	Beech	540	15	M	3	5	7	10	4	B	A co-dominant specimen within grass area exhibiting major asymmetry with an acute western lean.	n/a	20+	B2	131.9 2	6.48
T12	Sycamore	460	14	M	4	3	4	7	4	B	A co-dominant specimen within grass area exhibiting reasonable symmetry. Signs of decline in upper crown.	n/a	10+	C2	95.73	5.52
T13	Sycamore	430	14	M	5	0	4	9	4	B	A co-dominant specimen within grass area exhibiting major asymmetry. Minor deadwood and signs of decline.	n/a	10+	C2	83.65	5.16
T14	Beech	750	17	M	7	8	6	6	3	B	A dominant specimen within group exhibiting reasonable symmetry. Slight thinning of the upper crown.	n/a	40+	A2	254.4 7	9.00
T15	Beech	880	17	M	9	10	8	7	3	A/B	A dominant specimen within group exhibiting reasonable symmetry. Stem wounds present. Multi-stemmed at 3m. High crown.	n/a	40+	A2	350.3 3	10.56
T16	Whitebeam	220	6	EM	4	4	4	4	2	A/B	An individual specimen exhibiting good form and vigour. High crown.	n/a	20+	B2	21.90	2.64
G1	Group – 5 Whitebeam	200	7	EM	4	4	4	4	2	A/B	A linear closely planted young group with several stem wounds present.	n/a	20+	B2	18.10	2.40
T17	Yew	740	8	M	6	4	4	6	2	A/B	An individual specimen located within grass area with good form. Forked at 1.3m. Reasonable vigour. Dbh measured at base.	n/a	20+	B1	247.7 3	8.88
T18	Sycamore	530	15	M	7	5	5	6	5	B/C	A co-dominant specimen within grass area exhibiting reasonable symmetry. Previous pruning wounds. High crown. Within high grass mound.	n/a	20+	B2	127.0 8	6.36
T19	Sycamore	610	15	M	7	5	7	7	2	B	An individual specimen located within grass area with reasonable form. Forked at 4m. Within grass mound.	n/a	20+	B1	168.3 3	7.32
G2	Group – 6 Pine	300	6	SM	2	2	4	2	1.8	B	A linear group of young trees adjacent footpath. Suppressed by neighbouring trees. Root disturbance to footpath.	n/a	10+	C2	40.72	3.60

Arboricultural Data Sheet: Manchester University, Owens Park, Fallowfield, Manchester **Date of Survey: June/July 23** **Weather: Inclement** **Surveyor: PM**

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Recommended works should be carried out to the *British Standard Recommendations for Tree Work, BS 3998:2010*

Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T20	Lime	300	8	EM	4	4	4	4	2	A/B	A young individual specimen located within shrub area. Close to building.	n/a	20+	B1	40.72	3.60
T21	Sycamore	580	17	M	8	8	7	4	6	B	An individual specimen located within grass area with reasonable form. Close to building and previously pruned accordingly. High crown.	n/a	20+	B2	152.18	6.96
T22	Cherry	230	6	EM	2	7	5	0	3	B/C	A heavily suppressed specimen.	n/a	10+	C2	23.93	2.76
T23	Eucalyptus	980	17	FM	8	10	11	10	4	B	A large dominant specimen with minor stem lean but reasonable crown symmetry. High crown.	n/a	20+	B1	434.47	11.76
T24	Cherry	170	6	EM	3	3	3	3	2.5	B	Located within raised shrub planting area. Slightly low vigour.	n/a	10+	C1	13.07	2.04
T25	Bird Cherry	190	6	EM	3	3	3	3	1.8	A/B	An individual specimen located within grass verge area with good form. Mower/strimmer damage present. Memorial tree.	n/a	10+	C1	16.33	2.28
T26	Lime	740	20	FM	6	6	8	7	2	B	An individual tall specimen located within grass verge area. Deadwood present and low stem shoots.	Remove significant deadwood and prune stem shoots to 4m.	40+	A2	247.73	8.88
G3	Group - 3 Mulberry	150	5	SM	2	2	2	2	1.5	A	A young well-spaced linear group within grass verge.	n/a	10+	C2	10.18	1.80
T27	Crab Apple	120	3	SM	4	2.5	2.5	3	1.5	B	A young tree still on the stake within grass verge. Mower/strimmer damage present. Memorial tree.	n/a	10+	C2	6.51	1.44
T28	Lawson Cypress	160	4	SM	2	2	2	2	0	B	A young Conifer in shrub bed, poor structural form.	n/a	10+	C2	11.58	1.92
T29	Weeping Cherry	100	2.5	SM	2	2	2	2	1	B/C	A young tree in raised shrub planter. Low vigour.	n/a	10+	C2	4.52	1.20
T30	Lime	720	19	FM	8	7	8	5	6	B	A large individual specimen located within grass verge area with reasonable form. Deadwood present and low stems shoots.	Remove significant deadwood and prune stem shoots to 4m.	40+	A2	234.52	8.64

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Recommended works should be carried out to the *British Standard Recommendations for Tree Work, BS 3998:2010*

Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T31	Copper Beech	740	18	FM	8	8	8	8	6	A/B	A large individual specimen located within grass verge area close to building. Previously pruned from building. Graft at 1.2m. High crown.	n/a	40+	A2	247.73	8.88
T32	Holly	250	6	M	3	3	3	3	2	B/C	A small specimen with reasonable form. Sparse crown.	n/a	10+	C2	28.27	3.00
G4	Group - Juniper & Laurel	120	2	SM	2	2	2	2	0	B	A minor group of ornamental planting.	n/a	10+	C2	6.51	1.44
T33	Holly	360	7	EM	4	4	4	4	1.8	B	A co-dominant specimen within shrub area with good form. Slightly sparse crown, low vigour.	n/a	10+	C2	58.63	4.32
T34	Holly	350	5	EM	3	3	3	3	1.8	B	A co-dominant specimen within shrub area with reasonable form. Slightly sparse crown, low vigour.	n/a	10+	C2	55.42	4.20
T35	Silver Maple	280	8	EM	4	4	5	5	2.5	A/B	An individual specimen located within raised planting area with good form.	n/a	20+	B1	35.47	3.36
T36	Sycamore	270	7	EM	4	4	6	4	4	B/C	A poor specimen, which was in a planting pit, but a raised bed has been placed around it. A tube has been inserted to protect the stem. Previous decline in the top but has gained some vigour.	n/a	10+	C2	32.98	3.24
T37	Norway Maple	310	8	EM	3	3	4	3	4	C	A poor specimen, which was in a planting pit, but a raised bed has been placed around it. A tube has been inserted to protect the stem. Exhibits low vigour and a declining crown.	Remove significant deadwood.	5-10	U	43.47	3.72
T38	Sweet Gum	270	8	EM	4	4	5	4	3	A	An individual specimen located within raised planting area with good form and vigour. Memorial tree.	n/a	20+	B1	32.98	3.24
T39	Holm Oak	300	7	SM	4	4	5	4	1.8	B	An individual specimen located within raised planting area with good form. Slight dieback in top.	n/a	20+	B1	40.72	3.60
T40	Cherry	140	4	SM	1	3	3	2	1.8	C	An individual specimen located within raised planting area with poor form and low vigour.	n/a	5-10	U	8.87	1.68
T41	Cherry	250	8	EM	3	4	5	4	1.8	B	A vigorous specimen located within raised planting area with reasonable form.	n/a	10+	C1	28.27	3.00

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T42	Sycamore	450	14	M	2	6	6	5	8	B	A co-dominant specimen within grass area exhibiting minor asymmetry. Minor deadwood present. High crown.	n/a	20+	B2	91.61	5.40
T43	Sycamore	610	16	M	7	6	6	7	5	A/B	A co-dominant specimen within grass area exhibiting minor asymmetry. Minor deadwood present. High crown.	n/a	40+	A2	168.3 3	7.32
T44	Lime	650	16	M	7	3	3	6	2	A/B	A co-dominant specimen within grass area exhibiting minor asymmetry. Minor deadwood present. Low stem shoots.	n/a	40+	A2	191.1 3	7.80
T45	Lime	680	20	M	6	6	7	8	2	B	A dominant specimen within grass area exhibiting reasonable symmetry. Some deadwood present. Low stem shoots obscuring sign.	Remove significant deadwood and prune stem shoots to 4m.	40+	A2	209.1 8	8.16
T46	Red Oak	120	6	SM	3	3	3	3	1.8	A	A young specimen within grass area with good form. Basal wound from mowing.	n/a	10+	C2	6.51	1.44
T47	Sycamore	420	11	EM	5	5	6	7	4	B	A co-dominant specimen within grass area exhibiting major asymmetry. Minor deadwood present.	Remove stem growth to 4m.	20+	B2	79.80	5.04
T48	Sycamore	360	12	EM	4	6	6	4	6	C	A co-dominant specimen within grass area exhibiting major asymmetry and significant stem decay. Form and old wounds.	Consider removal and replacement.	10+	C2	58.63	4.32
T49	Lime	350	13	EM	4	3	3	6	2	B	A co-dominant specimen within grass area exhibiting minor asymmetry. Low stem shoots present.	Remove stem shoots to 4m.	20+	B2	55.42	4.20
T50	Horse Chestnut	390	13	EM	3	8	8	2	5	B/C	A co-dominant specimen within grass area exhibiting major asymmetry. Crossing branches and decline in the upper crown and some presence of Bleeding Canker.	Consider removal and replacement.	10+	C2	68.81	4.68
T51	Horse Chestnut	580	15	M	7	7	7	7	3	A/B	A co-dominant specimen within grass area exhibiting reasonable symmetry.	n/a	20+	B2	152.1 8	6.96
T52	Red Oak	120	4	SM	3	3	3	3	1.8	A	A young specimen within grass area with good form.	n/a	10+	C2	6.51	1.44

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					N	E	S	W								
T53	Norway Maple	660	17	M	6	6	6	7	4	A/B	A co-dominant specimen within grass area exhibiting reasonable symmetry.	n/a	40+	A2	197.06	7.92
T54	Wing Nut	220	5	EM	6	7	7	7	2	B	A young, suppressed tree within grass area.	n/a	10+	C2	21.90	2.64
T55	Lime	430	14	EM	4	5	6	6	2	A/B	A co-dominant specimen within grass area exhibiting minor asymmetry. Low stem shoots present.	Remove stem shoots to 4m.	20+	B2	83.65	5.16
T56	Willow Leaved Pear	130	4	SM	3	3	3	2	1	B	A minor ornamental specimen with reasonable form.	n/a	10+	C2	7.65	1.56
T57	Lime	560	11	EM	4	4	4	5	1	B/C	A poor specimen in decline located in raised shrub area.	Remove significant deadwood and prune stem shoots to 3m.	10+	C2	141.87	6.72
T58	Horse Chestnut	360	8	EM	5	2	4	5	3	B	A suppressed specimen located within raised shrub area.	n/a	10+	C2	58.63	4.32
T59	Rowan	170	5	SM	3	3	2	3	1.8	B	A suppressed specimen located within shrub area.	n/a	10+	C2	13.07	2.04
T60	Alder	340	12	EM	5	5	3	5	2	B	A co-dominant specimen within shrub area exhibiting minor asymmetry.	n/a	20+	B2	52.30	4.08
T61	Ash	340	14	EM	3	3	4	5	5	B	A co-dominant specimen within shrub area exhibiting minor crown asymmetry. Slight signs of Ash Dieback.	n/a	10+	C2	52.30	4.08
T62	Oak	300	9	EM	5	7	3	3	1.5	B	A young vigorous specimen within group. Low branches and heavy branching over car park.	Crown lift to approx., 3m over car park.	20+	B2	40.72	3.60
T63	Holly	600	8	M	4	4	3	5	1.8	A/B	A co-dominant multi-stemmed specimen within shrub area exhibiting good form.	n/a	20+	B2	162.86	7.20
T64	Cherry	320	10	EM	4	4	3	3	1.5	A/B	A co-dominant specimen within shrub area exhibiting reasonable symmetry.	n/a	20+	B2	46.32	3.84
T65	Yew	140	4.5	SM	3	3	3	3	1	A/B	A minor shrub like specimen close to building.	n/a	10+	C1	8.87	1.68
T66	Norway Maple (Purple)	450	12	EM	6	7	6	5	1.8	A	A co-dominant specimen located within copse area exhibiting good form.	n/a	20+	B2	91.61	5.40

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					N	E	S	W								
G5	Group – Holly, Lime, Alder, Ash, Yew, Hazel & Sycamore	500	<16	Y-EM	5	5	5	5	1	B	A copse of mixed species located within wide boundary planting on western side. Mainly Holly & Yew understorey. Shrubs maintained.	n/a	40+	A2	113.10	6.00
T67	Manchester Poplar	1100	17	FM	7	8	8	10	6	B	A large specimen located on the boundary adjacent to the highway. Previously pollarded higher up with vigorous re-growth and decay in pruning points. Large limb removal over highway.	Prune to previous points to maintain safety.	20+	B2	547.39	13.20
T68	Larch	160	6	SM	2	2	3	1.5	1.5	B	A young, suppressed specimen within G5.	n/a	10+	C2	11.58	1.92
T69	Ash	200	12	SM	4	4	4	4	5	B	A young, suppressed specimen within G5. High crown.	n/a	10+	C2	18.10	2.40
G6	Group – 5 Lime, 2 Holly & 1 Portuguese Laurel	500	<16.0	M	7	7	7	7	0.5	A/B	A close co-dominant group on the edge of G5 exhibiting good vigour. Several multi-stemmed specimens.	n/a	20+	B2	113.10	6.00
G7	Group- 4 Hazel & 1 Yew	500	<10	M	6	6	6	6	1	B	A co-dominant group within copse area with reasonable form and condition. The Hazel are very large with some minor decay present and possibly should be coppiced to generate younger healthier shoots.	Consider coppicing of Hazel.	10+	C2	113.10	6.00
G8	Group - 11 Ash, 2 Oak, 2 Alder, 3 Holly, 1 Beech & 1 Lime	500	<16	EM	6	6	6	6	2	B	Pre-dominantly Ash on the western boundary. Several with heavy branching over highway. Slight signs of Ash Dieback but not though significant at present.	n/a	20+	B2	113.10	6.00
G9	Group – 3 Apple	160	<5.0	SM	3	3	3	3	2	B	A young group of ornamental trees, several stem wounds and basal shoots present. Suppressed form.	n/a	10+	C2	11.58	1.92
T70	Lime	770	16	FM	6	7	7	6	2	B	An individual specimen within grass area exhibiting good form. Some previous branch failure in top. Minor deadwood present.	n/a	40+	A2	268.22	9.24
T71	Apple	300	6	EM	5	3	3	4	1.8	B	A small individual specimen within grass area exhibiting reasonable form. Memorial tree.	n/a	10+	C1	40.72	3.60

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					N	E	S	W								
T72	Beech	900	17	FM	9	11	12	11	5	A	An individual specimen within grass area exhibiting good form. Heavy southern limb present, which should be considered for reduction or removal. Minor deadwood present and high crown.	n/a	40+	A1	366.4 4	10.80
G10	Group – 4 Pine, 2 Holly & 1 Cherry	250	<10	SM	3	3	3	3	1.8	B	A close co-dominant linear strip of young trees within grass area. Suppressed form.	n/a	20+	B2	28.27	3.00
G11	Group – 3 Pine	320	<6	SM	3	3	3	3	2.5	B	A close co-dominant linear strip of young trees within grass area. Suppressed form.	n/a	20+	B2	46.32	3.84
G12	Group - 3 Lime, 1 Horse Chestnut & 2 Beech	900	<20	M	8	8	8	8	4	B	A close group located on raised grass bund area. High crowns from previous pruning. Minor deadwood present. Minor basal decay present tin larger Beech. Stem shoots present on Lime.	Prune stem shoots on the 3 limes to 4m.	40+	A2	366.4 4	10.80
T73	Lime	620	20	M	7	4	8	4	5	B	A co-dominant specimen located within cobbled planting area with minor asymmetry. Minor deadwood present. High crown. Lower stem shoots present.	Prune stem shoots to 4m.	40+	A2	173.9 0	7.44
T74	Larch	130	6	SM	3	4	4	3	1.8	A	A young tree within shrub area with reasonable form.	n/a	10+	C2	7.65	1.56
T75	Cherry	130	2	SM	3	3	2.5	2	0	A	A young tree within shrub area with good form. Kanzan variety.	n/a	10+	C2	7.65	1.56
T76	Norway Maple (Purple)	310	9	EM	5	5	5	4	3	A/B	A young tree within shrub area with reasonable form.	n/a	20+	B1	43.47	3.72
T77	Thorn	160	5	EM	1.5	4	5	4	2	B	A young specimen adjacent building with one sided form.	n/a	10+	C1	11.58	1.92
G13	Group – 3 Holly	370	<9	EM	4	4	4	4	1.8	A/B	Co-dominant specimens within shrub area exhibiting good form.	n/a	20+	B2	61.93	4.44
T78	Horse Chestnut	970	16	M	10	7	9	8	2	A/B	A co-dominant specimen within grass bank area with good form. High crown with stem shoots form pruning.	n/a	40+	A2	425.6 5	11.64
G14	Group – 2 Holly	210	<7	EM	2	2	2	2	1.8	B	Co-dominant minor specimens within shrub area exhibiting reasonable vigour. Understorey trees.	n/a	10+	C2	19.95	2.52

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					N	E	S	W								
T79	Sycamore	570	17	M	9	7	9	4	2	B	A co-dominant specimen within grass bank area with reasonable form. Insignificant deadwood present.	n/a	20+	B2	146.98	6.84
T80	Holly	240	6	EM	4	3	4	4	1.8	B	An individual specimen within grass bank area exhibiting reasonable form. Understorey tree.	n/a	10+	C1	26.06	2.88
T81	Sycamore	850	17	M	9	8	9	7	2.5	B	A co-dominant specimen within grass bank area with good form. Minor deadwood present.	n/a	20+	B2	326.85	10.20
T82	Holly	260	6	EM	2	1	2	3	1.8	B	A minor understorey specimen with poor form.	n/a	10+	C2	30.58	3.12
T83	Yew	340	6	EM	6	4	4	5	2	B	An understorey specimen with reasonable vigour but poor form.	n/a	10+	C2	52.30	4.08
T84	Holly	290	7	M	3	3	2	2	1.8	B	A minor understorey specimen with poor form.	n/a	10+	C2	38.05	3.48
T85	Fastigate Hornbeam	280	8	SM	5	4	4	6	2	A/B	A co-dominant specimen within short grass area exhibiting good form and vigour.	n/a	20+	B2	35.47	3.36
G15	Group – 2 Black Pine	600	<16	M	7	7	7	7	3	B	Co-dominant stems located within grass area very close to building. One stem previously swamped in Ivy. High crowns.	n/a	20+	B2	162.86	7.20
G16	Group – 6 Fastigate Hornbeam	280	<7	SM	5	5	5	5	1.8	B	A linear group of young trees in short grass area with good form and vigour.	n/a	20+	B2	35.47	3.36
T86	Lime	800	20	M	4	6	7	7	2	B	A large individual specimen within grass bank area exhibiting reasonable form. Major deadwood present and signs of dieback in crown. Stem shoots form previous pruning.	Remove significant deadwood and prune stem shoots to 4m.	20+	B2	289.53	9.60
T87	Deodar Cedar	370	10	EM	4	4	4	5	1.8	A	A young tree within grass area exhibiting good form.	n/a	20+	B2	61.93	4.44
G17	Group – 5 Lime	630	<19	M	6	6	6	6	2	B	A linear group of mature trees located on edge of grass verge. All exhibit reasonable form with major deadwood present and dieback in upper crown. Buttress roots affecting kerb stones. Stem shoots form previous pruning.	Remove significant deadwood and prune stem shoots to 4m.	20+	B2	179.55	7.56

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					N	E	S	W								
T88	Sycamore	490	13	M	6	7	6	5	3	B	A large individual specimen within grass bank area exhibiting good form. Minor deadwood present. Low vigour.	n/a	20+	B2	108.6 2	5.88
T89	Lime	530	15	M	4	5	6	5	1.8	B	A large individual specimen within grass bank area exhibiting reasonable form. Major deadwood present and signs of dieback in crown. Stem shoots form previous pruning.	Remove significant deadwood and prune stem shoots to 4m.	20+	B2	127.0 8	6.36
T90	Tibetan Cherry	230	4	EM	4	4	5	4	1.5	B	A co-dominant specimen within grass bank area with reasonable form. Some surface root damage present.	n/a	10+	C2	23.93	2.76
T91	Yew	340	5	EM	3	4	4	3	0	B	A young multi-stemmed specimen within grass area exhibiting good form.	n/a	20+	B2	52.30	4.08
G18	Group – 17 Sycamore	410	<13	SM-EM	4	4	4	4	4	B	A group of closely planted stems within shrub area. Some thinning would be beneficial. High crowns from previous pruning.	n/a	20+	B2	76.05	4.92
G19	Group – 7 Norway Maple	440	<11	EM	5	5	5	5	4	B	A linear group on edge of grass area with reasonable form. High crowns form pruning. Surface root damage.	n/a	20+	B2	87.58	5.28
T92	Lime	240	7	SM	4	4	4	4	2	B	An individual tree within raised mound. Previous pruning of lower branches.	n/a	20+	B1	26.06	2.88
T93	Lime	630	16	M	5	7	6	5	5	B	A co-dominant specimen located within raised shrub area with reasonable form. Close to substation Minor deadwood and low stem shoots present.	Remove stem shoots.	20+	B2	179.5 5	7.56
T94	Red Oak	280	8	EM	6	6	7	6	1.8	B	A young individual specimen located within grass area with reasonable form. Vigorous spreading crown.	n/a	20+	B1	35.47	3.36
T95	Sycamore	480	13	M	5	6	6	5	6	B	A co-dominant specimen located within raised shrub area with reasonable form. Close to substation.	n/a	20+	B2	104.2 3	5.76
T96	Oak	350	9	EM	4	3	5	4	5	B	A one-sided specimen within raised shrub area close to substation. Reasonable vigour. Ivy on stem.	Sever Ivy at base.	20+	B2	55.42	4.20

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					N	E	S	W								
G20	Group - 1 Thorn & 1 Sycamore	140	5	SM	3	3	3	3	2	B	A minor scrub group of self-sown trees adjacent substation. Poor form.	n/a	10+	C2	8.87	1.68
G21	Group – 3 Willow Leaved Pear	150	4	EM	3	3	3	3	1.5	A/B	A small co-dominant group of ornamental specimens within grass area. Previous basal damage.	n/a	10+	C2	10.18	1.80
T97	Sycamore	460	13	EM	7	6	7	6	4	A/B	An individual specimen located within grass area with good form. Forked at 2.5m. High crown.	n/a	20+	B1	95.73	5.52
T98	Sycamore	470	14	EM	6	6	5	7	1.8	B	A dominant specimen within copse area with good form.	n/a	20+	B2	99.93	5.64
G22	Group – Sycamore & Ash	200	<11	Y-SM	3	3	3	3	1.5	B	A self-sown copse of trees on bank area, pre-dominantly Sycamore. Some thinning would be beneficial especially near building.	n/a	10+	C2	18.10	2.40
T99	Sycamore	1000	14	EM	6	8	7	6	2	B	A dominant multi-stemmed specimen within copse area with reasonable form.	n/a	20+	B2	452.3 9	12.00
T100	Black Pine	850	16	M	6	6	8	8	7	A/B	A large individual specimen located within grass bank area close to the building. Acute northern lean. High crown.	n/a	20+	B1	326.8 5	10.20
T101	Yew	750	10	EM	6	6	6	4	1.8	B	A multi-stemmed specimen located within grass bank area with reasonable overall form.	n/a	20+	B1	254.4 7	9.00
T102	Bird Cherry	170	6	SM	3	3	3	3	1.8	B	A young specimen located within grass bank area with reasonable form.	n/a	10+	C1	13.07	2.04
T103	Sycamore	980	18	FM	11	10	5	8	3	B	A large co-dominant specimen located within grass area adjacent footpath with reasonable form. Minor deadwood present. High crown form previous pruning. Stem and basal shoots present.	Remove stem and basal shoots.	40+	A2	434.4 7	11.76
T104	Turkey Oak	1130	17	FM	8	13	10	14	2	A	A large co-dominant specimen located within grass area adjacent footpath with good form. Spreading crown. Foliage touching building.	Prune to clear building by approx. 2m.	40+	A2	577.6 6	13.56
T105	Sycamore	470	11	M	3	4	4	4.5	2	C	A co-dominant specimen located within grass area. Exhibits significant crown decline.	n/a	5-10	U	99.93	5.64

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					N	E	S	W								
T106	Sycamore	430	12	EM	5	5	3	4	6	B	A co-dominant specimen located within shrub area adjacent footpath with reasonable form but low vigour.	n/a	20+	B2	83.65	5.16
T107	Holly	400	8	EM	3	3	3	3	1	B	A multi-stemmed specimen located within shrub area. Poor form.	n/a	10+	C2	72.38	4.80
T108	Copper Beech	400	12	EM	5	6	6	5	1	B	A co-dominant specimen located within grass area with reasonable form. Low foliage over path.	Crown lift to approx., 3m over path.	20+	B2	72.38	4.80
T109	Sycamore	620	12	M	7	8	8	9	4	B	A co-dominant specimen located within shrub area with reasonable form. Low vigour.	n/a	20+	B2	173.90	7.44
T110	Leyland Cypress	880	17	M	4	4	4	4	0	A	A co-dominant specimen located within short grass area adjacent footpath with good form.	n/a	20+	B2	350.33	10.56
T111	Hawthorn	350	7	M	4	4	4	5	2	B/C	A minor specimen located within grass area with reasonable form but a declining crown.	n/a	10+	C2	55.42	4.20
T112	Horse Chestnut	800	13	M	8	8	9	10	4	B	A co-dominant specimen located within grass area adjacent footpath with reasonable form. Large stem wounds with decayed faces form previous pruning. Forked at 3m.	n/a	20+	B2	289.53	9.60
T113	Oak	630	15	M	6	7	5	7	6	B/C	A co-dominant specimen located within grass area adjacent footpath with minor asymmetry. Significant deadwood present.	Remove significant deadwood.	20+	B2	179.55	7.56
T114	Lime	590	16	M	5	5	5	5	2	B	A co-dominant specimen located within grass area with reasonable form. Minor deadwood present. Stem shoots present and some damage to buttress roots from mowing operations.	Remove stems shoots to 4m.	20+	B2	157.48	7.08
T115	Sycamore	560	14	M	6	7	7	6	5	B	A co-dominant specimen located within grass area adjacent footpath with reasonable form. Stem wounds from previous pruning High crown.	n/a	20+	B2	141.87	6.72
T116	Silver Birch	460	17	M	7	4	3	7	3	B	A co-dominant specimen located within grass area with inherent northern lean. Profuse surface roots with some mower damage.	n/a	20+	B2	95.73	5.52

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T117	Horse Chestnut	830	16	M	8	10	8	10	4	B	A co-dominant specimen located within grass area adjacent footpath with reasonable form. Heavy lower limbs present over cycle store.	n/a	40+	A2	311.65	9.96
T118	Horse Chestnut	840	16	M	6	9	5	8	4	B	A co-dominant specimen located within grass area adjacent footpath with minor asymmetry. Branching over cycle store.	n/a	40+	A2	319.21	10.08
T119	Sycamore	540	16	M	5	7	4	5	7	B	A co-dominant specimen located within grass area with minor asymmetry. Close to building. Profuse stem shoots.	Remove stem shoots.	20+	B2	131.92	6.48
T120	Beech	860	17	M	7	10	10	11	11	B	A large co-dominant specimen located within grass area adjacent footpath with reasonable form. Stem wounds from previous pruning. Foliage close to building.	n/a	40+	A2	334.59	10.32
T121	620	620	17	M	8	5	4	6	9	B	A co-dominant specimen located within copse area. Acute stem lean toward building.	n/a	20+	B2	173.90	7.44
T122	Beech	970	17	M	7	9	7	6	5	A/B	A co-dominant specimen located within copse area adjacent to footpath with reasonable form.	n/a	40+	A2	425.65	11.64
G23	Group – Holly	450	<10	SM-M	4	4	4	4	1	B	A dense copse of Holly on bank area adjacent to the highway. Good screen.	n/a	20+	B2	91.61	5.40
T123	Sycamore	430	12	EM	6	6	1	5	2	B	Located on the edge of the group with one sided form and good vigour.	n/a	20+	B2	83.65	5.16
T124	Ash	830	18	M	9	9	10	8	3	B	A very large dominant tree within group. High crown. Minor signs of Ash Dieback, Typical deadwood present.	Monitor.	10+	C1	311.65	9.96
T125	Ash	660	16	M	7	3	9	7	7	B/C	A suppressed specimen within the group. Poor form. Minor signs of Ash Dieback., Wound at 1.2m not significant at present.	Monitor.	10+	C2	197.06	7.92
T126	Sycamore	550	18	M	6	6	6	6	n/a	B	Located near the edge of the group. High crown with reasonable form and vigour.	n/a	20+	B2	136.85	6.60
T127	Sycamore	500	17	M	7	6	5	6	4	B	Located near the edge of the group with reasonable form and vigour.	n/a	20+	B2	113.10	6.00
T128	Sycamore	660	17	M	6	6	8	6	n/a	A/B	Located near the edge of the group. High crown with reasonable form and vigour.	n/a	20+	B2	197.06	7.92

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T129	Sycamore	450	16	EM	3	4	6	5	n/a	A/B	Located near the edge of the group. High crown with reasonable form and vigour.	n/a	20+	B2	91.61	5.40
T130	Lime	530	18	M	7	5	3	6	5	A/B	Located near the edge of the group with an inherent northern stem lean. Good vigour. Minor deadwood present. High crown from previous pruning.	n/a	20+	B2	127.08	6.36
T131	Lime	800	17	M	8	7	8	8	6	B	An individual specimen located within grass area adjacent to building with reasonable form. Minor deadwood present. Previously pruned form building.	n/a	20+	B1	289.53	9.60
T132	Lime	630	18	M	7	8	7	6	6	B	An individual specimen located within grass area adjacent to building with reasonable form. Minor deadwood present. Previously pruned form building.	n/a	20+	B1	179.55	7.56
T133	Oak	630	16	M	5	7	8	4	6	B	A co-dominant specimen located within pavement adjacent to boundary fence exhibiting major asymmetry and deadwood present.	Remove significant deadwood and stem shoots.	20+	B2	179.55	7.56
T134	Sycamore	730	17	M	7	7	10	9	6	B	A co-dominant specimen located within pavement adjacent to boundary fence exhibiting reasonable asymmetry.	n/a	20+	B2	241.08	8.76
T135	Oak	560	11	M	2	5	9	5	n/a	B	A heavily suppressed specimen located within pavement adjacent to boundary fence. Deadwood and low stems shoots. Present.	Remove significant deadwood and stem shoots.	20+	B2	141.87	6.72
T136	Sycamore	800	15	M	8	8	10	8	7	C	A co-dominant specimen located within pavement adjacent to boundary fence exhibiting reasonable symmetry. Stem wounds present from previous pruning. Signs of decline.	n/a	10+	C2	289.53	9.60
T137	Lime	470	13	M	4	3	6	4	6	B/C	A co-dominant specimen located within pavement adjacent to boundary fence exhibiting minor asymmetry. Minor deadwood present and low vigour.	n/a	10+	C2	99.93	5.64

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					N	E	S	W								
T138	London Plane	820	16	M	7	8	10	8	7	A/B	A street tree located within tarmac pavement area. Good form and vigour. Major root disturbance.	n/a	20+	B1	304.1 9	9.84
T139	Lime	460	13	M	4	5	7	5	2	B	A street tree located within tarmac pavement area adjacent to boundary. Significant deadwood. Stem and basal shoots affecting footway.	Remove significant deadwood and stem and basal shoots.	10+	C2	95.73	5.52
T140	London Plane	970	17	M	9	9	10	10	1.5	A/B	A street tree located within tarmac pavement area. Good form and vigour. Previous repair to footway.	n/a	40+	A2	425.6 5	11.64
T141	London Plane	1000	17	M	10	9	9	9	3	B	A street tree located within tarmac pavement area. Good form and vigour. Major root disturbance. Large buttress roots adjacent to kerb.	n/a	20+	B2	452.3 9	12.00
T142	London Plane	630	16	M	6	7	9	8	6	A/B	A street tree located within tarmac pavement area. Reasonable form and vigour. Previous repair to footway.	n/a	20+	B2	179.5 5	7.56
T143	Sycamore	680	16	M	7	6	6	7	9	B/C	A street tree located within tarmac pavement area adjacent to boundary. Declining crown.	n/a	10+	C2	209.1 8	8.16
T144	Sycamore	570	17	M	6	6	8	4	7	B	A street tree located within tarmac pavement area adjacent to boundary. Reasonable form and vigour.	n/a	20+	B2	146.9 8	6.84
T145	Sycamore	570	16	M	6	4	8	5	7	B	A street tree located within tarmac pavement area adjacent to boundary. Reasonable form and vigour.	n/a	20+	B2	146.9 8	6.84
T146	Sycamore	580	16	M	4	6	8	6	8	B/C	An individual specimen located within grass bank area with good form but decline in crown.	Monitor.	C2	C1	152.1 8	6.96
T147	Lime	670	16	M	7	5	6	6	6	B	An individual specimen located within grass bank area with good form. Close to building, Major deadwood present. Root disturbance to paving.	Remove significant deadwood.	20+	B1	203.0 8	8.04
T148	Sycamore	440	14	M	6	4	7	6	7	B	A co-dominant specimen located within grass bank area with good form.	n/a	20+	B1	87.58	5.28

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					N	E	S	W								
T149	Lime	630	16	M	8	6	7	6	5	B	A co-dominant specimen located within grass bank area with good form. Major deadwood present.	Remove significant deadwood.	20+	B1	179.55	7.56
G24	Group - 1 Holm Oak & 1 Beech	200	<7	SM	3	3	3	3	1	B	A minor group near building. Poor form. Low potential.	n/a	10+	C2	18.10	2.40
T150	Lime	600	16	M	6	6	6	5	6	B	A co-dominant specimen with reasonable form. Significant deadwood present. Close to building.	Remove significant deadwood.	20+	B2	162.86	7.20
T151	Horse Chestnut	1040	16	M	10	9	9	7	6	B	A co-dominant specimen with good form close to building. High crown. Root disturbance to surroundings. Minor girdling root. Affected by leaf miner.	n/a	20+	B2	489.30	12.48
T152	Cherry	140	5	SM	4	5	6	4	2	C	A poor specimen within grass area with stem wound present. Low vigour, poor form.	n/a	5-10	U	8.87	1.68
T153	Cherry	300	7	EM	4	5	6	6	4	B	An individual specimen located within grass area with reasonable form. High crown.	n/a	10+	C1	40.72	3.60
G25	Group – 5 Cherry	330	<6	EM	4	4	4	4	2	B	A co-dominant group of specimens located within grass area with reasonable form. High crowns from previous pruning.	n/a	20+	B2	49.27	3.96
G26	Group - 4 Lime, 2 Sycamore, several Holly & various shrubs	700	<18	M	8	8	8	8	2	B	A co-dominant group within dense shrub area, no access to bases. Several stems covered in Ivy. Typical deadwood. The London Plane near the building shows some signs of decline.	n/a	40+	A2	221.67	8.40
G27	Group - Holly	500	<10	M	5	5	5	5	1	B	A co-dominant group located on bank area adjacent the boundary with the highway. Good screening.	n/a	20+	B2	113.10	6.00
T154	Norway Maple (Purple)	460	13	EM	4	7	7	6	6	B	A co-dominant specimen located within shrub area with reasonable form. High crown.	n/a	20+	B2	95.73	5.52
T155	Sycamore	590	15	M	7	8	8	8	8	B	A co-dominant specimen located within shrub area with reasonable form. Minor deadwood present. High crown. Low vigour.	n/a	20+	B2	157.48	7.08
T156	Horse Chestnut	1000	19	FM	8	8	10	10	7	B	A large co-dominant specimen within shrub area exhibiting good symmetry. Multi-stemmed form. High crown and previous reduction work.	n/a	20+	B2	452.39	12.00

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					N	E	S	W								
T157	Ash	410	17	M	5	7	5	8	9	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. High crown. No current evidence of Ash Dieback.	n/a	10+	C2	76.05	4.92
T158	Sycamore	630	19	M	7	8	7	8	6	B	A co-dominant specimen within shrub area exhibiting major asymmetry. Minor cavity at base with good reaction wood. High crown.	n/a	20+	B2	179.5 5	7.56
T159	Horse Chestnut	760	18	M	6	5	8	8	7	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Close to building. Stem shoots present. Affected by leaf miner.	Remove stem shoots.	20+	B2	261.3 0	9.12
T160	Lime	680	17	M	4	5	5	7	5	B	A co-dominant specimen within raised planter exhibiting reasonable symmetry. Minor deadwood present. Previous reduction works.	n/a	20+	B2	209.1 8	8.16
T161	Horse Chestnut	590	12	M	7	8	4	5	5	B	A co-dominant specimen within shrub area exhibiting major asymmetry. Affected by leaf miner.	n/a	20+	B2	157.4 8	7.08
T162	Ash	780	20	M	9	8	8	8	9	B	A large co-dominant specimen within shrub area exhibiting minor asymmetry. High crown form pruning. Close to building. No obvious signs of Ash Dieback at present. Typical deadwood.	n/a	10+	C2	275.2 3	9.36
T163	Lime	590	16	M	6	5	4	4	2	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Profuse stems shoots present.	n/a	20+	B2	157.4 8	7.08
T164	Holly	290	9	EM	4	3	2	3	2	B	A minor specimen within shrub area with reasonable form. Low vigour.	n/a	10+	C2	38.05	3.48
T165	Lime	620	19	M	6	5	6	5	1.8	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Major deadwood present and profuse stem shoots.	Remove significant deadwood and stem shoots to 4m.	20+	B2	173.9 0	7.44
T166	Sycamore	390	16	EM	7	4	5	7	8	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Close to building.	n/a	20+	B2	68.81	4.68

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					N	E	S	W								
T167	Lime	660	19	M	5	7	7	5	2	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Major deadwood present.	Remove significant deadwood and stem shoots to 4m.	20+	B2	197.06	7.92
T168	Horse Chestnut	760	17	M	8	8	6	7	3	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Previously reduced. Affected by leaf miner.	n/a	20+	B2	261.30	9.12
T169	Horse Chestnut	740	15	M	6	8	6	7	3	B	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced. Affected by leaf miner.	n/a	20+	B2	247.73	8.88
T170	Horse Chestnut	660	14	M	6	6	5	8	5	B	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced and several cavities present from previous failures. Affected by leaf miner.	n/a	20+	B2	197.06	7.92
T171	Sweet Chestnut	1000	16	M	3	7	8	8	5	B	A co-dominant specimen within shrub area exhibiting poor form. Previous failures and rip outs.	Remove significant deadwood and broken branch stubs.	20+	B2	452.39	12.00
T172	Lime	630	18	M	7	7	7	8	5	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Minor deadwood present. Previous reduction works. High crown.	n/a	20+	B2	179.55	7.56
G28	Group – 3 Hawthorn & 2 Field Maple	360	<10	EM-M	4	4	4	4	2	B/C	A small scrub group, several minor cavities on Hawthorn stems.	n/a	10+	C2	58.63	4.32
T173	Horse Chestnut	860	14	M	5	6	8	5	2	B	A co-dominant specimen within shrub area adjacent to cycle store. Multi-stemmed at approx. 1.8m with reasonable symmetry. Affected by leaf miner.	n/a	20+	B2	334.59	10.32
G29	Group – 3 Field Maple & 1 Cherry	220	<8	SM-EM	3	3	3	3	2	B	A small group of minor stems within shrub bank area. One Field Maple touching building.	Prune back from building to clear 2m.	10+	C2	21.90	2.64
T174	Cherry	310	8	EM	5	4	3	6	1.8	B	A minor specimen located within raised shrub bank with one sided form.	n/a	10+	C2	43.47	3.72

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					N	E	S	W								
T175	Lawson Cypress	140	4	SM	2	2	2	2	1.2	B	A minor understorey specimen with poor form.	n/a	10+	C2	8.87	1.68
T176	Holly	300	7	SM	3	3	3	3	1.8	B	A minor twin-stemmed specimen located within raised shrub bank.	n/a	10+	C2	40.72	3.60
T177	Ash	580	17	M	5	7	8	8	6	B	A large specimen located within raised shrub bank, previously reduced. Crown in decline due to Ash Dieback.	Fell to ground level.	5-10	U	152.18	6.96
T178	Lawson Cypress	160	5	SM	2	2	2	2	1.2	B	A minor understorey specimen with poor form.	n/a	10+	C2	11.58	1.92
T179	Alder	250	8	EM	3	6	3	0	3	C	A leaning stem located within raised shrub bank with low potential. Previously topped.	n/a	10+	C2	28.27	3.00
T180	Sycamore	420	12	EM	5	7	6	7	5	B	A co-dominant specimen located within raised shrub bank with reasonable form.	n/a	20+	B2	79.80	5.04
T181	Lime	480	18	EM	3	7	5	7	3	B	A co-dominant specimen located within raised shrub bank with reasonable form. Major deadwood present.	Remove significant deadwood.	20+	B2	104.23	5.76
T182	Alder	230	10	EM	4	5	3	5	2	B	A minor slightly suppressed specimen located within raised shrub bank area.	n/a	20+	B2	23.93	2.76
T183	Sycamore	460	16	EM	7	7	5	7	4	B	A co-dominant specimen located within raised shrub bank with reasonable form. Stem wounds with minor decay.	n/a	20+	B2	95.73	5.52
T184	Yew	160	4	SM	3	3	3	3	0	B	A minor multi-stemmed specimen within raised shrub area.	n/a	10+	C2	11.58	1.92
T185	Sycamore	360	12	EM	7	7	6	6	3	B	A slightly suppressed specimen located within shrub area.	n/a	20+	B2	58.63	4.32
T186	Robinia	370	14	EM	6	7	2	7	6	B	A co-dominant specimen with a high crown and reasonable vigour.	n/a	20+	B2	61.93	4.44
T187	Robinia	320	14	EM	4	6	4	6	6	B	A co-dominant specimen with a high crown and reasonable vigour.	n/a	20+	B2	46.32	3.84
T188	Field Maple	180	6	SM	3	2	3	4	2	B	A young, suppressed specimen within shrub area.	n/a	10+	C2	14.66	2.16
T189	Field Maple	160	6	SM	3	3	3	4	2	B	A young, suppressed specimen within shrub area.	n/a	10+	C2	11.58	1.92

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					N	E	S	W								
T190	Ash	920	19	M	7	8	9	9	9	B	A large dominant specimen located within shrub area with good form. Minor signs of Ash Dieback.	n/a	10+	C1	382.90	11.04
G30	Group - 2 Lawson Cypress	180	5	SM	2	2	2	2	1.5	B	A minor group of understorey screen planting.	n/a	10+	C2	14.66	2.16
T191	Sugar Maple	660	12	M	6	8	9	5	3	B/C	A co-dominant specimen located within grass bank with reasonable form. Low vigour, decline in upper crown.	Remove significant deadwood.	10+	C2	197.06	7.92
T192	Whitebeam	510	10	M	5	2	5	5	3	B	A co-dominant specimen located within grass bank with good form. High crown and stem wounds from pruning.	n/a	20+	B2	117.67	6.12
T193	Lime	740	19	M	8	9	8	7	2	A/B	A large individual specimen located within large planting pit. Exhibits good form with deadwood present and profuse stem & basal shoots.	Remove significant deadwood and stem and basal shoots to 4m.	40+	A1	247.73	8.88
T194	Paper Birch	200	9	EM	3	3	4	4	2	B	A young specimen within grass area with reasonable form. Some basal damage present. Poor fork at 2.5m.	n/a	10+	C1	18.10	2.40
T195	Sycamore	470	14	M	8	6	8	8	4	A/B	An individual specimen located within grass area with good form.	n/a	20+	B1	99.93	5.64
T196	Sycamore	230	9	SM	3	0	5	5	4	B/C	A suppressed specimen located within tree pit. Low potential.	n/a	10+	C2	23.93	2.76
T197	Beech	720	18	M	10	6	11	10	2	B	A large individual specimen located within tree pit close to building with reasonable form.	n/a	20+	B1	234.52	8.64
T198	Whitebeam	430	6	M	4	4	6	6	2	B	A co-dominant specimen located within grass area with good form.	n/a	20+	B2	83.65	5.16
T199	Whitebeam	430	6	M	6	5	5	6	2	B	A co-dominant specimen located within grass area with good form. Stem wound near base.	n/a	20+	B2	83.65	5.16
T200	Horse Chestnut	830	14	M	5	7	9	7	6	B/C	An individual specimen located in raised planting area with stem lean toward building. Bleeding Canker present on stem. High crown due to proximity to building.	n/a	10+	C1	311.65	9.96

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					N	E	S	W								
T201	Oak	910	10	OM	7	8	8	7	6	C	An old specimen located within grass area next to building. This tree has severe stem decay present with evidence of previous pruning to remove hazard limbs and deadwood. Low vigour, declining crown.	Remove significant deadwood.	10+	C1	374.6 2	10.92
T202	Lime	320	11	EM	5	5	4	5	2	A/B	A co-dominant specimen located within grass area with reasonable form.	n/a	20+	B2	46.32	3.84
T203	Lime	310	11	EM	5	4	5	6	2	A/B	A co-dominant specimen located within grass area with reasonable form.	n/a	20+	B2	43.47	3.72
T204	Lime	320	11	EM	5	6	5	4	2	A/B	A co-dominant specimen located within grass area with reasonable form.	n/a	20+	B2	46.32	3.84
T205	Holly	160	5	SM	2	2	2	2	1	B	A minor specimen adjacent to building. Forked at base.	n/a	10+	C2	11.58	1.92
T206	Lime	600	9	EM	5	6	6	6	2	B/C	A multi-stemmed specimen with poor structural form located in shrub area close to building.	n/a	10+	C1	162.8 6	7.20
T207	Sycamore	450	11	EM	5	6	6	6	5	C	An individual specimen located within grass bank in decline with severe basal decay.	Fell and grind out stump.	5-10	U	91.61	5.40
T208	Oak	780	18	M	9	9	9	8	7	A	An individual specimen within grass bank with good form. Minor deadwood and branches touching building.	Remove stem shoots.	40+	A1	275.2 3	9.36
T209	Alder	320	13	EM	3	3	5	6	3	B	A co-dominant specimen within copse area exhibiting minor asymmetry.	n/a	20+	B2	46.32	3.84
G32	Group – 3 Holly	320	<10	EM	3	3	3	3	2	B	Co-dominant stems within copse area exhibiting minor asymmetry. Good screen.	n/a	20+	B2	46.32	3.84
T210	Silver Birch	440	15	M	6	4	6	8	4	B/C	Located on the boundary within G34 exhibiting low vigour and declining crown.	n/a	10+	C2	87.58	5.28
G33	Group - Ash	420	<17	EM	5	5	5	5	6	B/C	A close group of stems within G34. Signs of Ash Dieback present within crowns. One tree has foliage close to building.	n/a	10+	C2	79.80	5.04

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
G34	Group – Alder, Thorn, Sycamore, Yew, Ash, Oak, Field Maple, Beech, Holly, Lime & Apple	600	<17	Y-EM	6	6	6	6	2	B	A mixed copse of trees adjacent the site boundary. Several larger specimens within the group nearer the boundary. Young, suppressed apple on edge in front of building. Previous maintenance of Ivy.	n/a	40+	A2	162.86	7.20
T211	Horse Chestnut	860	16	M	8	8	9	6	2	B	A dominant specimen within copse area with good form but the onset of Bleeding Canker is evident in the stem.	n/a	20+	B2	334.59	10.32
T212	Ash	360	16	EM	6	5	6	5	8	B	Located within G34. High crown, signs of Ash Dieback present.	n/a	10+	C2	58.63	4.32
T213	Alder	380	13	EM	4	4	4	4	8	B/C	Forked at 1.2m within G34. Sparse crown due to previous works on adjacent trees.	n/a	10+	C2	65.33	4.56
T214	Turkey Oak	590	17	M	6	4	8	9	n/a	A/B	Located on the boundary within G36. Crown asymmetry due to group. Good vigour.	n/a	40+	A2	157.48	7.08
G35	Group - 2 Ash	380	<17	EM	6	6	6	6	4	B/C	Located within G36 with signs of Ash Dieback present.	n/a	10+	C2	65.33	4.56
T215	Lime	700	19	M	6	4	6	7	10	A/B	Located on the site boundary within G36 with good form and vigour. High crown. Minor deadwood.	n/a	40+	A2	221.67	8.40
T216	Lime	500	16	M	5	4	5	6	1	B	Located on the site boundary within G36. Previously decline in upper crown. Profuse stem and basal growth.	n/a	20+	B2	113.10	6.00
T217	Beech	1060	19	FM	7	11	11	9	1.8	A	A large dominant specimen located within grass bank on edge of G36 with good form and vigour.	n/a	40+	A1	508.30	12.72
G36	Group – Beech Ash, Sycamore, Thorn, Birch, Willow, Alder, Lime, Oak, Holly & Apple	500	<19.0	Y-M	6	6	6	6	2	B	A mixed copse of trees adjacent the site boundary. Several larger specimens within the group nearer the boundary. Young, suppressed apple on edge in front of building. Previous maintenance of Ivy.	n/a	40+	A2	113.10	6.00

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					N	E	S	W								
T218	Alder	190	14	EM	3	2	2	3	3	B	A minor specimen within G36. Poor form and vigour.	n/a	10+	C2	16.33	2.28
T219	Lime	860	20	FM	8	9	9	9	5	B	A large dominant specimen located within copse area with good form. Minor deadwood present. Ivy previously severed.	n/a	40+	A1	334.59	10.32
G37	Group - 3 Silver Birch	280	<14	EM	5	5	5	5	6	A/B	Located within G36 exhibiting good vigour. Ivy previously severed at base.	n/a	20+	B2	35.47	3.36
T220	Silver Birch	320	17	EM	4	6	6	4	10	A/B	Located within G36 exhibiting good vigour. High crown.	n/a	20+	B2	46.32	3.84
T221	Beech	340	17	EM	5	5	7	7	1.5	B/C	Located within G36 exhibiting good form and vigour.	n/a	20+	B2	52.30	4.08
T222	Beech	310	15	EM	5	5	3	3	1.5	B/C	Located within G36, previous severance of Ivy. Large stem wound at 2m. Low potential.	n/a	10+	C2	43.47	3.72
G38	Group - 3 Crack Willow	600	16	M	7	7	7	7	2	C	Located on the edge of G36 near building. Previously topped at 8 resulting in multiple weak attachments. Failing broken branches present.	Fell to form Coppice.	5-10	U	162.86	7.20
T223	Silver Birch	350	16	EM	4	4	4	4	3	A/B	Located within G36 exhibiting good form & vigour. High crown.	n/a	20+	B2	55.42	4.20
T224	Silver Birch	240	14	EM	3	4	2	2	2	B	Located within G36 exhibiting reasonable form and vigour.	n/a	20+	B2	26.06	2.88
T225	Sycamore	400	13	EM	4	5	6	6	2	B	Located within G36 exhibiting reasonable form, slight decline in crown.	n/a	20+	B2	72.38	4.80
T226	Beech	500	13	EM	3	5	6	6	2	B/C	Located within G36 exhibiting poor structural form. Poor fork at 1.5m, which is liable to fail in the future. Low potential.	n/a	10+	C2	113.10	6.00
T227	Ash	410	17	EM	6	7	8	8	n/a	B	Located within G36 exhibiting reasonable form. High crown. No obvious signs of Ash Dieback as yet.	n/a	10+	C2	76.05	4.92
G39	Group - 2 Beech	200	<10	SM	3	3	3	3	n/a	B	Minor stems within G36. Reasonable vigour.	n/a	10+	C2	18.10	2.40
T228	Crack Willow	530	16	M	6	5	4	5	3	C	Located on the edge G40 near building. Previously topped at 8 resulting in multiple weak attachments. Failing broken branches present.	Fell to form Coppice.	5-10	U	127.08	6.36

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					N	E	S	W								
T229	Alder	260	12	EM	5	3	4	3	3	B	A minor tree within G40, sparse crown due adjacent felling works.	n/a	20+	B2	30.58	3.12
T230	Silver Birch	390	15	EM	3	4	7	4	5	B	Located within G40 exhibiting reasonable form and vigour.	n/a	20	B2	68.81	4.68
G40	Group - 3 Silver Birch	400	<17	EM	5	5	5	5	2	A/B	A co-dominant group within G40 exhibiting good vigour. Ivy previously severed at base.	n/a	20+	B2	72.38	4.80
T231	Beech	350	12	EM	3	3	6	6	2	A/B	A co-dominant group within G40 exhibiting good vigour.	n/a	20+	B2	55.42	4.20
G41	Group – Holly, Laurel, Lime Beech, Birch, Alder, Pine, Thorn & Maple	500	<18	Y-EM	5	5	5	5	2	B	A mixed copse of young trees adjacent the site boundary. Several larger specimens within the group nearer the boundary. Previous maintenance of Ivy.	n/a	40+	A2	113.10	6.00
G42	Group - Silver Birch, Lime, Beech, Alder & Holly	400	<18	SM-EM	5	5	5	5	2	B	A closely spaced group adjacent to the site boundary. All trees exhibit good vigour apart from several Alder in decline.	n/a	40+	A2	72.38	4.80
T232	Ash	490	16	EM	10	8	7	8	5	B	A reasonable specimen within group exhibiting no obvious signs of Ash Dieback.	n/a	10+	C2	108.62	5.88
T233	Alder	350	9	EM	2	2	2	2	2	C	A poor specimen with a declining crown forked at 4m.	n/a	5-10	U	55.42	4.20
T234	Beech	440	12	EM	5	4	6	4	2	A/B	Located within group adjacent to the site boundary exhibiting good form and vigour.	n/a	20+	B2	87.58	5.28
T235	Beech	840	17	M	10	8	9	8	4	A	A co-dominant specimen located within grass area with good form. Minor deadwood present.	n/a	40+	A2	319.21	10.08
T236	Sycamore	600	17	M	6	8	8	7	7	A	A co-dominant specimen located within grass area with good form.	Remove stem shoots.	40+	A2	162.86	7.20
T237	Whitebeam	480	10	M	5	6	7	7	2	B	An individual specimen located within grass area with good form.	n/a	20+	B1	104.23	5.76

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					N	E	S	W								
T238	Pear	560	10	OM	6	5	3	6	3	2	An individual specimen located within grass area with reasonable form but has severe stem decay hollowing out at base and within the buttress area. Previous reports of a fungal fruiting body at base. Possibly Honey Fungus.	Fell to ground level and grind stump.	5-10	U	141.87	6.72
T239	Sycamore	480	15	M	6	6	6	6	6	B/C	An individual specimen located within grass area close to building. Previous removal of lower branches. Thinning crown.	n/a	10+	C2	104.23	5.76
T240	Ash	630	15	M	7	7	7	6	6	C	An individual specimen located within tarmac area close to building. Previous removal of lower branches. Crown touching building. Significant dieback within crown due to disease.	Fell to ground level and grind stump.	5-10	U	179.55	7.56
T241	Robinia	510	17	M	5	3	8	9	7	B	A co-dominant specimen located within raised planting area exhibiting major asymmetry and minor deadwood present.	n/a	20+	B2	117.67	6.12
T242	Lawson Cypress	310	12	EM	2	2	2	3	3	B	A poor specimen located within raised planting area. Forked at 6m.	n/a	10+	C2	43.47	3.72
T243	Lime	650	19	M	7	7	4	5	3	B	A co-dominant specimen located within raised planting area exhibiting reasonable symmetry. Major deadwood present.	Remove significant deadwood and clear basal growth to 2m.	20+	B2	191.13	7.80
T244	Holly	250	10	EM	2	2	3	3	1.8	B	An understory specimen located within raised planter with reasonable form. Ivy clad stem.	Sever ivy at base to 1m.	10+	C2	28.27	3.00
T245	Oak	590	16	M	6	7	8	5	6	B	A co-dominant specimen located within raised planting area exhibiting major asymmetry and minor deadwood present. High crown due to previous pruning. Black staining on stem from old wound, possible area of infection/decay.	n/a	20+	B2	157.48	7.08
T246	Oak	460	9	EM	8	8	7	7	3	C	An individual specimen located within raised planting area exhibiting poor form with a large, callused cavity in one of the main scaffold limbs. Previous rip out in top. Deadwood present.	Consider removal and replacement.	10+	C1	95.73	5.52

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					N	E	S	W								
G43	Group – 3 Birch	170	<9	SM	3	3	3	3	2	B	Young co-dominant stems located within raised planting area. Reasonable overall form but low vigour.	n/a	10+	C2	13.07	2.04
G44	Group – 3 Willow Leaved Pear	170	4	EM	3	3	3	3	2	B	A young co-dominant group located within grass area.	n/a	10+	C2	13.07	2.04
T247	Norway Maple	590	15	M	7	8	8	8	2.5	B	A co-dominant specimen located within cobbled planting pit. Large buttress area, dense crown structure. Reasonable form, root disturbance to cobbles.	Consider removing cobbles and mulch area.	20+	B2	157.48	7.08
T248	Norway Maple	380	13	EM	3	6	5	7	2	B	A co-dominant specimen located within cobbled planting pit with poor form due to group. Root disturbance to cobbles. Minor deadwood present.	Consider removing cobbles and mulch area.	20+	B2	65.33	4.56
T249	Sycamore	360	13	EM	3	6	6	7	2	B	A co-dominant specimen located within cobbled planting pit with poor form due to group. Root disturbance to cobbles.	Consider removing cobbles and mulch area.	20+	B2	58.63	4.32
T250	Rowan	90	4	Y	2	2	2	2	2	B	A young tree located within grass area with reasonable form. Low vigour.	n/a	10+	C1	3.66	1.08
T251	Pine	360	8	EM	4	5	3	4	2	B	A young co-dominant tree within group. Good vigour.	n/a	20+	B2	58.63	4.32
T252	Pine	330	8	EM	3	3	3	4	2	B	A young co-dominant tree within group. Good vigour.	n/a	20+	B2	49.27	3.96
T253	Pine	190	7	EM	2	1	2.5	2.5	2	B	A young tree within group. A suppressed specimen on the edge.	n/a	10+	C2	16.33	2.28
T254	Rowan	150	6	SM	4	2	3	3	4	B/C	A young tree within grass area. Previous stem and basal damage present, low vigour.	n/a	10+	C2	10.18	1.80
T255	Tibetan Cherry	120	4	SM	2	2	3	3	2	A/B	A young tree within cobbled planter. Memorial tree. Root disturbance to cobbles.	Consider removing cobbles and mulch area.	10+	C1	6.51	1.44
T256	Robinia	530	12	M	5	7	7	7	3	B	A previously pollarded specimen within shrub area. Good re-growth.	n/a	20+	B2	127.08	6.36

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					N	E	S	W								
T257	Birch	250	11	EM	5	4	3	4	2	B	A young tree within shrub area with reasonable form.	n/a	20+	B1	28.27	3.00
T258	Upright Cherry	250	8	EM	3	3	3	3	2	A	A young tree within shrub area with good form.	n/a	20+	B1	28.27	3.00
T259	Robinia	510	6	OM	3	2	4	4	3	C	A previously pollarded specimen at 3m within shrub area now in decline with poor re-growth and stem decay present. Profuse suckering around base.	Fell, grind stump, and replace.	0-5	U	117.67	6.12
T260	Robinia	600	12	M	5	5	5	5	4	C	A co-dominant specimen within shrub area with poor form. Significant crown decline and major deadwood present. Profuse suckering around base.	Remove significant deadwood.	10+	C2	162.86	7.20
T261	Birch	180	7	SM	3	2	3	3	1.8	B	A young tree within shrub area with reasonable form.	n/a	10+	C1	14.66	2.16
T262	Gleditsia	380	10	EM	6	9	9	9	1.5	A/B	A n individual specimen within grass area close to building, resulting in one sided form. Good vigour. Memorial tree.	n/a	20+	B1	65.33	4.56
T263	Cherry	360	6	EM	4	3	2.5	3	1.8	B	Located within sparse shrub area adjacent car park entrance. Multi-stemmed at base. Minor crown asymmetry.	n/a	10+	C2	58.63	4.32
T264	Himalayan Birch	270	8	EM	5	5	4	5	1.8	A	A co-dominant specimen located within shrub area. Good form and vigour.	n/a	20+	B2	32.98	3.24
T265	Himalayan Birch	260	8	EM	5	5	4	5	1.8	A	A co-dominant specimen located within shrub area. Good form and vigour.	n/a	20+	B2	30.58	3.12
G45	Group - Oak, Himalayan Birch, Poplar & Willow	400	<12	EM	7	7	7	7	2.5	A/B	A co-dominant linear group within grass bank area to rear of car park. The Willow at the eastern end have been recently pollarded.	n/a	20+	B2	72.38	4.80
T266	Hornbeam	90	5	SM	1.5	1.5	1.5	1.5	1.5	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	3.66	1.08
T267	Hornbeam	90	5	SM	1.5	1.5	1.5	1.5	1.5	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	3.66	1.08

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					N	E	S	W								
T268	Hornbeam	100	5	SM	2	2	2	2	1.5	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	4.52	1.20
T269	Hornbeam	90	5	SM	1.5	1.5	1.5	1.5	1.5	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	3.66	1.08
T270	Hornbeam	90	5	SM	1.5	1.5	1.5	1.5	1.5	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	3.66	1.08
T271	Hornbeam	80	5	SM	1.5	1.5	1.5	1.5	1.5	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	2.90	0.96
T272	Sweet Gum	90	6	SM	1.5	1.5	1.5	1.5	2	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	3.66	1.08
T273	Sweet Gum	100	6	SM	1	1	1	1	2	B	A young tree within circular planting pit in car park. Reasonable form and vigour.	n/a	10+	C1	4.52	1.20
T274	Tibetan Cherry	170	5	SM	2	4	4	4	2	B	A young, suppressed specimen within border of car park.	n/a	10+	C2	13.07	2.04
T275	Crack Willow	900	13	M	4	8	8	8	2	B	A multi-stemmed one-sided tree within border of car park. Low heavy branching over car park. Minor/typical deadwood.	Consider some crown reduction works.	20+	B2	366.4 4	10.80
T276	Cherry	90	5	SM	1	1	2	1	2	A	A young slightly suppressed specimen within border of car park.	n/a	10+	C2	3.66	1.08
T277	Bird Cherry	90	5	SM	1	2	2	2	2	A	A young slightly suppressed specimen within border of car park.	n/a	10+	C2	3.66	1.08
T278	Cherry	110	5	SM	1	2	3	2	2	A	A young slightly suppressed specimen within border of car park.	n/a	10+	C2	5.47	1.32
T279	Bird Cherry	100	6	SM	1	2	2	2	2	A	A young slightly suppressed specimen within border of car park.	n/a	10+	C2	4.52	1.20
G46	Group - 10 Fastigate Hornbeam	300	<9	EM	4.5	4.5	4.5	4.5	2.5	A/B	A linear group within the border of the car park. High crowns from previous pruning. Good vigour.	n/a	20+	B2	40.72	3.60
T280	Oak	410	12	EM	7	7	7	7	2	B	Located within sparse shrub area adjacent car park entrance. Good overall form. Minor deadwood, slight signs of stress.	n/a	20+	B2	76.05	4.92

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					N	E	S	W								
T281	Hawthorn	450	6	M	1	4	4	2	2	B	A multi-stemmed mature tree adjacent to access road. High crown from previous pruning and poor form.	n/a	10+	C2	91.61	5.40
T282	Sycamore	510	13	M	7	7	7	7	4.5	B/C	Good form but low vigour. High crown form previous pruning. Large wounds with decayed faces.	n/a	10+	C2	117.6 7	6.12
T283	Hawthorn	160	6	M	4	3	3	3	2	B	A single stemmed mature tree adjacent to access road. High crown from previous pruning and poor form.	n/a	10+	C2	11.58	1.92
T284	Hawthorn	180	6	M	5	4	3	4	3	C/D	A single stemmed mature tree adjacent to access road. More or less dead and swamped in Ivy.	Fell, grind stump and replace.	0-5	U	14.66	2.16
T285	Sycamore	220	9	SM	3	2	4	4	2	B	A tall slender specimen within short grass area close to building. Slight stem lean.	n/a	10+	C1	21.90	2.64
T286	Sycamore	670	14	M	6	8	7	8	2	B	Located within short grass area near building, Multi-stemmed near base with minor included unions. Reasonable overall form and vigour. Previous pruning of lower branches	n/a	20+	B1	203.0 8	8.04
G47	Group - 4 Lime	100	5	SM	2.5	2.5	2.5	2.5	1.5	A	A well-spaced young group on grass bank area. Good form and vigour.	n/a	10+	C2	4.52	1.20
G48	Group - 8 Lime	800	<20	M	7	7	7	7	8	B	A linear group between buildings, most bases obscured by epicormic growth or shrubbery. Major deadwood present in all trees and some signs of dieback in several stems. High crowns due to previous limb removal.	Remove significant deadwood and clear basal and stem growth up to 4m.	20+	B2	289.5 3	9.60
T287	Magnolia	400	6	M	6	6	6	3	1.5	B	A one-sided multi-stemmed large shrub within grass area.	n/a	10+	C1	72.38	4.80
T288	Silver Maple	1080	20	FM	8	9	9	8	3	A	A very large dominant tree within short grass area. Good form and vigour. Minor basal shoots. Commemorative tree.	Remove basal shoots.	40+	A1	527.6 7	12.96

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T289	Oak	990	18	FM	11	9	10	12	4	A/B	A very large dominant tree within short grass area. Good form and vigour. Spreading crown with evidence of previous minor rip outs and works to remove deadwood and broken branches.	n/a	40+	A2	443.3 9	11.88
T290	Dawn Redwood	950	20	M	7	5	6	6	1.8	A	A large co-dominant tree within short grass area. Good form and vigour. Typical large surface roots.	n/a	40+	A2	408.2 8	11.40
T291	Cherry	210	6	EM	2	4	5	6	3	C	A poor specimen with low vigour and one-sided form.	n/a	5-10	U	19.95	2.52
T292	Indian Bean Tree	260	5	EM	1	1	1	1	3	C/D	A trunk with some minor re-growth present. Previously topped due to failure or condition. Bark stripped on one side.	n/a	0-5	U	30.58	3.12
T293	Indian Bean Tree	250	6	EM	2	3	5	6	2	B/C	Poor form with low potential.	n/a	5-10	U	28.27	3.00
T294	Atlas Cedar	410	9	EM	4	4	4	4	1	A	Located within short grass area exhibiting good form and vigour.	n/a	20+	B1	76.05	4.92
T295	Alder	100	5	SM	3	3	2	2	1.2	B/C	A poor specimen within group, previously reduced, several stem wounds.	n/a	10+	C2	4.52	1.20
T296	Alder	260	6	EM	3	5	5	5	1.5	B	Located within group exhibiting reasonable form. Previously reduced with multiple attachments.	n/a	10+	C2	30.58	3.12
T297	Alder	200	6	SM	3	4	5	3	1.5	B/C	A poor specimen within group, previously reduced, several stem wounds.	n/a	10+	C2	18.10	2.40
T298	Himalayan Birch	80	5	Y	1.5	1.5	1.5	1.5	1.5	A	A young tree protected by stakes and wire mesh guard.	n/a	10+	C1	2.90	0.96
T299	Atlas Cedar	410	13	EM	4	4	4	4	3	B/C	Located within short grass area. Exhibits good form but low vigour, possibly due to Sirococcus blight.	n/a	10+	C1	76.05	4.92
T300	Tulip Tree	1500	18	OM	8	8	8	8	2.5	A/B	A large old specimen with a short wide bole, possibly an historic pollard. Several minor cavities present but good overall form and vigour.	n/a	40+	A1	706.8 6	15.00

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T301	Walnut	780	17	FM	9	10	10	7	1.5	A/B	A large old co-dominant specimen with minor crown asymmetry. Large buttress roots. Previous pruning of lower limbs.	n/a	40+	A2	275.2 3	9.36
T302	Alder	930	18	FM	11	8	12	7	1.2	B	A large old co-dominant tree with an open spreading crown. Minor deadwood present and old wounds from pruning and minor failures. Large lower limb on southern side.	n/a	40+	A2	391.2 7	11.16
T303	Red Oak	680	17	M	8	5	12	7	1.5	B/C	A co-dominant specimen within group exhibiting major crown asymmetry. Stem decay at 2m from old ripped out limb, some hollowing out present but not thought significant at present. Typical deadwood and old wounds present.	n/a	20+	B2	209.1 8	8.16
T304	Laburnum	350	5	M	5	3	3	5	1.5	C	A poor specimen with typical decayed limbs for the species. Forked at base.	n/a	10+	C2	55.42	4.20
T305	Lime	110	5	SM	2	2	2	2	1.8	A	A young tree protected by stakes and wire mesh guard.	n/a	10+	C1	5.47	1.32
T306	Alder	490	17	7	6	6	6	2	B	B	A co-dominant specimen within short grass area. Reasonable form but low vigour and slightly sparse crown, could be affected by Phytophthora, which is common in Alder at present.	Monitor.	20+	B2	108.6 2	5.88
T307	Cherry	730	11	FM	6	8	10	9	1.5	B	A very large one-sided tree with large buttress area. Good vigour.	n/a	20+	B2	241.0 8	8.76
G49	Group - 2 Purple Plum	160	6	EM	3	3	3	3	1.5	B	Co-dominant ornamental trees within short grass area. High crowns from previous pruning. Reasonable vigour.	n/a	10+	C2	11.58	1.92
G50	Group - 2 Cherry	240	5	EM	4	4	4	4	2	B/C	Co-dominant trees on the boundary. Previous harsh pruning resulting in several branch stubs. Some reasonable re-growth.	n/a	10+	C2	26.06	2.88

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					N	E	S	W								
G51	Group - 9 Cherry	300	4	EM	2	2	2	2	2	C	Poor specimens located on boundary. Poor form and vigour due to previous harsh pruning. Most trees have responded poorly to the pruning and have low vigour. Several trees with basal damage.	Consider removal and replacing the whole group.	5-10	U	40.72	3.60
T308	Copper Beech	280	8	EM	6	5	3	4	3	B	A minor tree within linear group of Lime. Good vigour. High crown.	n/a	20+	B2	35.47	3.36
G52	Group - 2 Lime	600	<19	M	6	6	6	6	7	B	Co-dominant stems within linear group. High crowns due to previous pruning and profuse stem and basal growth. Significant deadwood present.	Remove significant deadwood. Remove stem and basal growth to 4m.	20+	B2	162.86	7.20
T309	Copper Beech	340	9	EM	6	5	4	4	3	B	A minor tree within linear group of Lime. Good vigour. High crown.	n/a	20+	B2	52.30	4.08
G53	Group - 2 Lime	600	<19	M	5	5	5	5	7	B	Co-dominant stems within linear group. High crowns due to previous pruning and profuse stem and basal growth. Significant deadwood present.	Remove significant deadwood. Remove stem and basal growth to 4m.	20+	B2	162.86	7.20
G54	Group - 2 Lime	600	<19	M	7	7	7	7	7	B	Co-dominant stems within linear group. High crowns due to previous pruning and profuse stem and basal growth. Significant deadwood present.	Remove significant deadwood. Remove stem and basal growth to 4m.	20+	B2	162.86	7.20
G55	Group - Birch. Laburnum, Blackthorn, Beech, Elm, Laurel & Ash	300	<11	Y-EM	5	5	5	5	0	B	A mixed scrub group within overgrown shrub area. Mostly self-sown trees.	n/a	10+	C2	40.72	3.60
T310	Lombardy Poplar	1500	21	OM	7	7	5	5	5	B	A very large specimen within overgrown shrub area. Bifurcates at 3m into three stems. Typical deadwood. Very large lower stem and buttress area.	n/a	20+	B1	706.86	15.00

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m ²)	RPA Circle Radius (m)
					N	E	S	W								
T311	Silver Birch	560	16	M	8	7	6	4	5	B/C	Located within overgrown shrub area, swamped in Ivy. Low vigour.	Sever Ivy at base.	10+	C1	141.87	6.72
G56	Group - Purple Plum, Hawthorn, Cherry, Laurel, Sweet Gum, Sycamore & Viburnum	300	<10	Y-EM	4	4	4	4	0	B	A mixed group within overgrown shrub area. Several ornamental trees present.	n/a	10+	C2	40.72	3.60
T312	Scots Pine	730	17	M	7	7	6	6	8	B	Located within shrub area. High crown. Previous rip outs with several torn branch stubs. Minor deadwood.	n/a	20+	B2	241.08	8.76
T313	Norway Maple	760	16	M	9	9	7	9	5	B	Located on edge of shrub area. Reasonable form and vigour. Bifurcates at 2m with a spreading crown. Minor deadwood present.	n/a	20+	B2	261.30	9.12
G57	Group - Hawthorn, Yew & Holly	300	<10	EM-M	4	4	4	4	2	B	A sporadic group of understorey scrub trees within large shrub area.	n/a	10+	C2	40.72	3.60
G58	Group - Hawthorn, Yew & Holly	300	<10	EM	3	3	3	3	1	B	A minor group of understorey scrub trees within large shrub area.	n/a	10+	C2	40.72	3.60
T314	Cherry	500	12	M	7	7	6	6	2	B/C	Located within shrub area. Reasonable form and vigour but has a fungal bracket of the decay fungus <i>Ganoderma spp</i> at base on the eastern side.	Monitor.	10+	C2	113.10	6.00
T315	Swamp Cypress	280	8	EM	3	3	3	2	1.8	B	Located on edge of shrub area, slightly one sided. Good vigour.	n/a	20+	B2	35.47	3.36
T316	Copper Beech	590	10	M	6	6	7	7	1.5	B	Located on edge of shrub area. Squat form with a dense crown structure. Several branch stubs present. No view of base.	n/a	20+	B1	157.48	7.08
T317	London Plane	1500	18	FM	12	12	13	14	6	A	A large specimen with a high crown form previous limb removal. Good form and vigour.	n/a	40+	A1	706.86	15.00

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					N	E	S	W								
T318	Magnolia	380	6	M	5	7	7	7	1	B	A large shrub with reasonable form and vigour.	n/a	10+	C1	65.33	4.56
G59	Group-Cypress, Juniper & Cedar	200	<8	SM-EM	2	2	2	2	0	B/C	A minor group of mixed Conifers, poor form. Screen value only.	n/a	10+	C2	18.10	2.40
T319	Cherry	590	11	M	7	7	5	5	4	A/B	A single stemmed tree with good form and vigour. Foliage over building roof.	n/a	20+	B1	157.48	7.08
T320	Swamp Cypress	700	14	M	4	4	5	4	1	A/B	Located near building with reasonable form and vigour.	n/a	20+	B1	221.67	8.40
T321	Silver Birch	400	8	M	6	6	4	3	4	B/C	Located within short grass area. Previously topped at 6m. Reasonable re-growth but poor structural form.	n/a	10+	C2	72.38	4.80
T322	Lime	810	15	M	6	6	8	6	5	B	Located within short grass area. High crown from previous pruning. Profuse stem growth. Dense crown structure, possibly previously reduced.	n/a	20+	B1	296.81	9.72
T323	Oak	100	3	Y	2	2	2	2	1.5	A	A young tree within wire mesh guard. Good form and vigour.	n/a	10+	C1	4.52	1.20
T324	Sweet Gum	280	4	EM	2	2	2	1	2	B/C	Located within short grass area. Previously topped at 3m.	n/a	10+	C2	35.47	3.36
G60	Group - Holly, Sycamore, Yew, Weeping Ash, Cherry	500	<11	Y-M	5	5	5	5	1.5	B/C	A sporadic linear mixed group on western boundary within large shrub area. The larger Sycamore shows signs of decline, and the Weeping Ash is also a very poor specimen. Mostly self-sown scrub trees.	n/a	20+	B2	113.10	6.00
T325	Sycamore	520	16	M	2	7	8	8	5	B	Located within the highway pavement area. Root disturbance to footway. Major crown asymmetry. High crown. Reasonable vigour.	n/a	20+	B2	122.33	6.24
T326	Sycamore	580	15	M	8	8	4	9	4	A/B	Located within the highway pavement area. Root disturbance to footway. Reasonable symmetry. High crown. Reasonable vigour. Minor basal damage. Stem shoots present.	n/a	20+	B2	152.18	6.96

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					N	E	S	W								
T327	Lime	640	20	M	7	7	7	8	3	A/B	Located within the highway pavement area. High crown, reasonable form, and vigour. Profuse stem shoots affecting highway. Deadwood present.	Remove significant deadwood and remove stems shoots up to 5-6m.	20+	B1	185.30	7.68
T328	Lime	460	15	M	5	5	6	5	2.5	B	Located within the highway pavement area. Reasonable form and vigour. Profuse stem shoots affecting highway. Deadwood present. Minor root disturbance.	Remove significant deadwood and remove stems shoots up to 5-6m.	20+	B1	95.73	5.52
T329	Lime	620	19	M	4	4	6	9	4	B	Located within the highway pavement area. High crown, Minor crown asymmetry due to co-dominance. Profuse stem shoots affecting highway. Deadwood present.	Remove significant deadwood and remove stems shoots up to 5-6m.	20+	B2	173.90	7.44
T330	Sycamore	580	16	M	6	6	3	7	6	B	Located within the highway pavement area. High crown, Minor crown asymmetry due to co-dominance. Basal shoots present.	Remove basal shoots.	20+	B2	152.18	6.96
T331	Lime	600	19	M	5	5	6	5	2	B	Located within the highway pavement area. Reasonable form and vigour. Profuse stem shoots affecting highway. Deadwood present. Minor root disturbance.	Remove significant deadwood and remove stems shoots up to 5-6m.	20+	B1	162.86	7.20
T332	London Plane	1060	16	FM	9	6	9	9	4	A/B	Located near entrance and highway, exhibiting major crown asymmetry. Evidence of previous reduction work in crown. Good vigour.	n/a	40+	A2	508.30	12.72
T333	Lime	600	15	M	5	5	5	4	4	B	Located on the northern boundary adjacent to highway. Reasonable form and vigour. Significant deadwood present.	Remove significant deadwood.	20+	B2	162.86	7.20
T334	Ash	380	12	EM	3	4	6	4	3	B/C	A self-sown specimen near building. Poor fork at 2m and poor overall form.	Consider removal.	10+	C2	65.33	4.56
T335	Lime	560	11	M	6	5	6	5	2	B/C	Located on the northern boundary adjacent to highway. Reasonable form and vigour. Significant deadwood present.	Remove significant deadwood.	20+	B1	141.87	6.72
T336	Sweet Chestnut	490	10	EM	4	6	6	4	2	B	Located on the northern boundary adjacent to highway. Heavily reduced in past.	n/a	20+	B2	108.62	5.88

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					N	E	S	W								
G61	Group - 1 Holm Oak & 1 Yew	500	<11	EM	5	5	5	5	2	B	Co-dominant specimen located on the edge of G62 close to the building. The Holm Oak exhibits major crown asymmetry with foliage touching building.	Prune both trees back to clear building.	20+	B2	113.10	6.00
T337	Sycamore	660	17	M	8	8	8	7	7	A/B	A large single stemmed specimen located within G62. Previous pruning on western side.	n/a	20+	B2	197.06	7.92
G62	Group - Sycamore, Holly, Hawthorn, Ash, Pine, Beech & Poplar	900	<18	Y-M	8	8	8	8	1	B	A large copse area fenced off with no access. Appears to be mostly Ash within the central area with several mature trees on the southern side including Pine, Beech & London Plane	n/a	20+	B2	366.44	10.80
G63	Group - 5 Lime	460	<11	EM	6	6	6	6	3	B	No access to trees due to building works so all dimensions estimated. A linear group on the northern boundary between the wall and building. Several tight forks present within trees and previous flush cutting of lower branches. Good vigour but poor structural form.	n/a	20+	B2	95.73	5.52
T338	Sycamore	600	18	M	8	7	9	9	5	B	No access to tree due to building works so all dimensions estimated. Close to building. Appears to be in good health. Previous pruning wounds.	n/a	20+	B1	162.86	7.20
T339	Beech	760	16	M	9	10	11	9	4	B	No access to tree due to building works so all dimensions estimated. Appears to be in reasonable health. Previous pruning wounds.	n/a	20+	B1	261.30	9.12
G64	Group - 2 Cherry	700	14	M	6	6	6	6	4	B	No access to trees due to building works so all dimensions estimated. Located on the eastern boundary between the wall and building. Co-dominant stems forming one crown. Appear to be in good health.	n/a	20+	B2	221.67	8.40
G65	Group - Hawthorn	200	<7	M	4	4	4	4	2	B	No access to trees due to building works so all dimensions estimated. Located on the eastern boundary between the wall and building. A dense scrub group.	n/a	10+	C2	18.10	2.40

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					N	E	S	W								
T340	Ash	200	10	EM	4	4	6	4	1.5	B/C	No access to tree due to building works so all dimensions estimated. A self-sown tree in a poor location close to building.	Consider removal.	10+	C1	18.10	2.40
H1	Hedge - Leyland Cypress	80	3	SM	0.5	0.5	0.5	0.5	0	B	Screen planting, maintained.	n/a	10+	C2	2.90	0.96
H2	Hedge – Beech	40	1.8	EM	0.5	0.5	0.5	0.5	0	A	A well-maintained internal hedge.	n/a	20+	C2	0.72	0.48
H3	Hedge – Privet	40	1.8	EM	0.5	0.5	0.5	0.5	0	B	A well-maintained hedge screening substation.	n/a	10+	C2	0.72	0.48
H4	Hedge – Beech	40	1.8	EM	0.5	0.5	0.5	0.5	0	A	A well-maintained internal hedge.	n/a	20+	C2	0.72	0.48
H5	Hedge – Beech	40	1.8	EM	0.5	0.5	0.5	0.5	0	A	A well-maintained internal hedge.	n/a	20+	C2	0.72	0.48
H6	Hedge - Pyracantha	30	1.2	EM	0.5	0.5	0.5	0.5	0	A	A well-maintained internal hedge.	n/a	20+	C2	0.41	0.36

APPENDIX C – Key References

1. *British Standard BS 5837: (2012) Trees in relation to design, demolition and construction - Recommendations. ISBN 978-0-580-69917-7*
2. *Lonsdale, D. (199) Principles of tree hazard assessment and management, Research for amenity trees NO. 2. HMSO, London. ISBN 0-11-753355-6*
3. *Mattheck, C. and Belier, H. (1994) The body language of trees. Research for amenity trees No. 4. HMSO, London. ISBN 0-11-753067-0*
4. *Shigo, A. L. (1989a) A new tree biology. Shigo and Trees Associates, Durham, New Hampshire ISBN 0-943563-04-6*
5. *Stouts R. G. and Winter T. G. (1994) Diagnosis of ill-health in trees, Research for amenity trees No. 2. HMSO, London. ISBN 0-11-752919-2*
6. *British Standard BS 3998: (2010) Tree Work-Recommendations. ISBN 978-0-580-53777-6*

APPENDIX D – Site Plan

Tree Constraints Plan

