Invicta Arboriculture
Tree and Woodland Consultancy

Pre-development tree Report

Pledges Flour Mill
East Hill
Ashford
Kent
TN24 8PA

3rd December 2021

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Consulting Arborist Society.com PROFESSIONAL MEMBER

Arboricultural ASSOCIATION Technician Member

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Executive Summary

1. **Brief:** Invicta Arboriculture has been appointed to provide arboricultural advice relating to the proposed development. This survey and report has been prepared in accordance with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations.

2. **Proposal:** The planning application is for the redevelopment of the site comprising the conversion of the existing Flour Mill, demolition of existing structures, and the erection of four ancillary blocks to provide a total of no. 53 apartments (Use Class C3), ancillary residential facilities (including residents' gym and 'superlounge'), 1 x office (Use Class E(g)(i)), retained access from East Hill, parking, and associated landscaping and infrastructure.

3. **Survey:** The site was surveyed on 23rd August 2021 following the guidance contained within BS5837:2012 – Trees in relation to design, demolition and construction - Recommendations.

4. **Statutory designations**: The application site is not subject to any tree preservation orders. The application site lies partially within the Ashford Town Centre Conservation Area.

5. **Arboricultural impact:** The arboricultural impact of the proposed scheme is considered to be low.

   The proposal results in the removal of four poor quality individual trees and four poor quality tree groups due to proposed level changes, layout proposals and general poor health. Extensive landscaping will be provided that significantly enhances the site, however further comment on landscaping is outside the scope of this report.

   All structures are located outside of the Root Protection Areas (RPA's) of the retained trees.

   BS5837 compliant fencing will be erected as required to protect some, but not all retained trees.

   This report is based on the supplied Hollaway proposed layout plan 101 (Project 20.068).

1 INTRODUCTION

1.1 **Brief:** I am instructed by Hume Planning Consultancy Ltd to undertake an inspection and prepare a pre-development tree report in accordance with BS5837:2012 in respect of trees on land at Pledges Flour Mill, East Hill, Ashford, Kent, TN24 8PA for the redevelopment of the site comprising the conversion of the existing Flour Mill, demolition of existing structures, and the erection of four ancillary blocks to provide a total of no. 53 apartments (Use Class C3), ancillary residential facilities (including residents' gym and 'superlounge'), 1 x office (Use Class E(g)(i)), retained access from East Hill, parking, and associated landscaping and infrastructure.

1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience as an arboriculturist.

I am a professional member of the Consulting Arborist Society.
I am a Technician member of the Arboricultural Association.

1.3 **Documents and information provided:** I was provided with the following documents.

- A topographical plan of the site as existing.
- A plan of the site as proposed.

1.4 **Report limitations:** This report is only concerned with the twenty three trees and eleven tree groups as shown on the site tree constraints plan at Appendix B**.** It takes no account of any other trees. It includes a detailed assessment based on the site visit and the documents provided, listed in 1.3 above.

This report has been prepared on the basis of the proposed development and should not be interpreted as a report on tree health and safety. Whilst reasonable effort has been made to identify visible structural and physiological defects whilst undertaking the survey, trees and shrubs are living organisms; the health and stability of which can change rapidly; especially in the event of extreme weather conditions, therefore all recommendations given are valid for a period of twelve months from the date of this report.

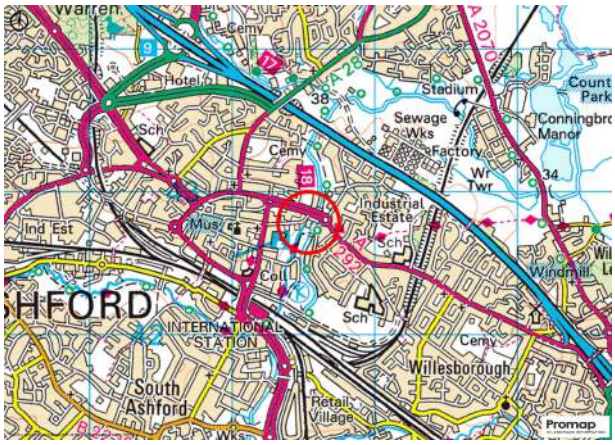
1.5 **Collection of data:** The survey was carried out using the following inspection aids:

- Digital clinometer- To calculate the height of the trees
- Girthing tape- To measure stem diameter

2 SITE VISIT AND OBSERVATIONS

2.1 **Site visit:** I carried out a single, unaccompanied site visit on 23rd August 2021. All of my observations were from ground level and I estimated all dimensions unless otherwise indicated. The weather at the time of inspection was sunny and warm with good visibility.

2.2 **Brief site description:** The application site is located in the centre of Ashford and comprises a former flour mill and local authority operated car park. The topography of the site is relatively flat and is not particularly exposed.



2.3 **Identification and location of the trees:** I have illustrated the approximate location of the trees on the tree constraints plan at Appendix B. All the relevant information on the trees is contained within this report.

2.4 **Collection of basic data:** I collected information on species type and also include basic details relating to the trees dimensions and age. I have recorded this information in the tree schedule at Appendix A. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

3 APPRAISAL

3.1 **Relevant references:** This inspection was undertaken in accordance with *B.S.5837:2012 Trees in relation to design, demolition and construction - Recommendations*. The trees were inspected using the Visual Tree Assessment method as documented by Mattheck and Breloer in *'The Body Language of trees'*, ODPM Research for Amenity Trees number 4, 1994.

3.2 **British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations:** This report is set out according to the recommendations within B.S. 5837:2012 and contains the following information relating to the tree within the application site.

- Tree survey schedule (included at Appendix A)
- Tree constraints Plan (included at Appendix B)
- Arboricultural Impact Assessment
- Arboricultural method statement
- Tree protection plan (included at Appendix C)

3.3 **Table 1: Tree quality assessment**

B.S. 5837:2012 Category	Survey Numbers	Total
U	G3, T8, G18, G26, T31, T32	6
A	----------	0
B	T1, T2, T6, G7, G9, T10, T11, T13, T14, T20, T21, T22, T24, T25, T33,	15
C	T4, T5, G12, T15, T16, G17, G19, T23, G27, T28, G29, T30, G34, T35	14

3.4 The trees subject to this report are located across the application site within existing landscaped areas and raised beds and comprise predominantly of a mixture of mature broadleaved deciduous species along with the occasional conifer.

The trees are located around the edges of the application site within the existing car parking areas and adjacent the existing pedestrian walkways along the banks of the Rivers Great and East Stour, which flow either side of the Mill. A further group of trees are located on the island to the east of the Mill.

3.5 The majority of the trees present display good overall form and vitality with no significant structural or physiological defects and are to be retained, with the exception of four individual trees and four tree groups.

3.6 The trees to be removed are as follows:

G3 – Three Silver Birch trees located within a triangular raised bed within the existing council controlled car park. The triangular bed within which they stand is to be

demolished. The three Silver Birch trees are dead and require removal regardless of the development proposal.

T4 – Leyland Cypress, occupies the same raised triangular bed at G3. The raised triangular bed is to be demolished to enable the formation of additional car parking spaces.

T8 – Willow, has been previously pollarded to a height of three metres above ground level, presumably in response to the extensive decay that is evident throughout its base, and has regenerated to its current height. Multiple *Ganoderma spp* fungal brackets are evident around the base of the tree. The tree displays poor vitality with dieback evident throughout. The Willow requires removal regardless of the development proposal.

T16 – Small Cordyline, is located within a raised bed on the western side of the building. The raised bed is to be demolished.

G17 – The single, small seedling origin Ash tree and one Cupressus stand in a raised triangular bed close to the front of the Mill. The raised bed is to be demolished for the widening of the watercourse.

G18 – Comprises a scrub group of Willow, seedling origin Ash and Sycamore that has established itself at the base of the Mill on its the northern elevation at the confluence of the Great Stour and East Stour rivers as they emerge from either side of the building.

G26 – Comprises a group of small seedling origin Ash and Sycamore that have established itself on the eastern side of the mill.

T32 – Ash, stands on the island to the east of the Mill. T32 has extensive dieback evident throughout its canopy (Ash dieback) and is considered to pose an unacceptable risk to users of the public footpath that runs along the opposite side of the river. The tree should be removed regardless of the development proposal.

The trees to be removed are not considered to possess high public visual amenity value and their loss is not considered detrimental to the character of the local landscape. New landscaping across the application site will mitigate their loss.

A number of small seedling origin trees and shrubs (Ash, Sycamore and Buddleia) have inevitably begun to establish themselves around the building and are to be removed, however these were considered to be too small to be recorded within this report (stem diameter of less than 75mm when measured at 1.5 metres above ground level).

3.7 In addition to the tree removals, some remedial work will be required on the following trees:

T2 – Sycamore, prune out all large diameter (>50mm) dead wood and raise canopy to give five metres clearance above adjacent car park.

G7 – Group of eleven Lime trees located within the car park of The Star Inn. The canopies of these trees extend over the boundary wall of the application site and hang

low over the existing car park. The canopies of these eleven trees are to be raised to a height of eight metres above ground level by way of removing the dense epicormic growth that shrouds their main stems in order to remove encroachment from over the application site.

Evidence suggests that the eleven Lime trees were once pollarded frequently at a height of four metres above ground level, from which they have regenerated to their current dimensions.

T24 – Ash, is located on the island to the east of the Mill. The canopy of the Ash tree extends across the river and grows close the side of the building. The western side of the canopy of T24 will be pruned back by a maximum of three metres in order to remove encroachment from the Mill and to re-balance the canopy.

T25 – Ash, is located on the island to the east of the Mill. The canopy of the Ash tree extends across the river and grows up against the side of the building. The western side of the canopy of T25 will be pruned back by a maximum of five metres in order to remove encroachment from the Mill and to re-balance the currently asymmetrical canopy.

4 TREE CONSTRAINTS PLAN

4.1 The tree constraints plan is primarily a design tool which shows the below ground constraints represented by the calculated root protection area and the above ground constraints represented by the current and ultimate heights of the trees and the potential effects of shade on any proposed development. The tree constraints plan is included at Appendix B.

4.2 **Below ground constraints:**

- The root protection area (RPA) is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority. The RPA is measured in m^2. The RPA is shown as a red circle on the tree constraints plan.

- The root protection area relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. For single stem trees the RPA is calculated as an area equivalent to a circle with a radius of twelve times the stem diameter (or the mean diameter of the total number of stems in the case of multi-stemmed trees).

- The proposed development is to be constructed outside of the RPA's of all retained trees.

  Extensive hard surfacing extends throughout the RPA's of a number of trees in the form of the existing highways, footpaths and car parks that extend across the site. A recommendation is made for the retention of the existing surfacing during the construction phase of the proposed development in order to protect any underlying roots.

  A proposal is made to replace the existing hard surfaces with a 'permeable paving solution' and as such a brief method statement is included at section six of the this report, which recommends how this should be installed within the RPA's of those trees where the hard surfacing extends.

4.3 **Above ground constraints:**

- There are no above ground constraints.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 **Arboricultural impact:** The arboricultural impact of the proposed scheme is considered to be low, requiring the loss of four trees and four tree groups. The trees to be removed are not considered to possess high public visual amenity value and their loss is not considered detrimental to the character of the local landscape. New landscaping across the application site will mitigate their loss.

5.2 **Presence of TPOs or conservation area designations:** The application site is not subject to any Tree Preservation Orders.

The flour mill and land to the west of it is located within the Ashford –Town Centre Conservation Area. The car park to the south of the Mill and island to the east are not located within a Conservation Area.

5.3 **Effects of new buildings on amenity value on or near the site:** The effects of the proposed development are not envisaged to have any detrimental effect on the amenity value of the retained trees or surrounding landscape providing all advice given in this report is adhered to.

5.4 **Above and below ground constraints:** The above and below ground constraints are discussed in section four above and shown on the tree constraints plan at Appendix B.

5.5 **Construction processes of the proposed development or demolition needs:** A number of structures within the application site (raised beds) and sections of the existing building will be demolished, however all demolition work will take place outside of the RPA's of all retained trees.

5.6 **Modifications proposed to accommodate trees – Ground protection:** All existing hard surfacing will be retained in situ throughout the duration of the project for the purpose of vehicle and machinery movements. The existing hard surfacing forms public roads, footpath and car parks.

5.7 **Modifications proposed to accommodate development –tree pruning/felling:** Four trees (T4, T8, T16 and T32) and four tree groups (G3, G17, G18 and G26) will be removed.

All large diameter (>50mm) dead wood will be removed from the canopy of T2 along with the raising of its canopy to give five metres clearance above adjacent car park.
The canopies of G7 (eleven Lime trees) will be raised to a height of eight metres above ground level to remove encroachment from over the application site.

The western canopies of T24 and T25 (Ash) will be pruned back by a maximum of three metres and five metres respectively to remove encroachment form the building.

5.8 **Infrastructure requirements – highway visibility, lighting, CCTV, services etc:** The installation of services within the rooting zones of trees can have a detrimental impact on the long-term survival of retained trees leading to their

unnecessary loss or root failure in high winds. The installation of services within RPA's should be avoided where possible. Where this is not possible it may be necessary to utilise a trenchless solution such as micro tunnelling, surface-launched directional drilling, impact moling or where the relative expense on low cost projects makes the use of such trenchless systems unviable, hand digging may be acceptable over short distances.

Undisclosed siting of above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary pruning of tree crowns or root loss during or post development.

The trees subject to this report do not obscure highway visibility splays.

5.9 **End use of space:** The planning application seeks to redevelop of site comprising the conversion of the existing Flour Mill, demolition of existing structures, and the erection of four ancillary blocks to provide a total of no. 53 apartments (Use Class C3), ancillary residential facilities (including residents' gym and 'superlounge'), 1 x office (Use Class E(g)(i)), retained access from East Hill, parking, and associated landscaping and infrastructure.

5.10 **Mitigating tree loss/ new planting:** New tree planting along with extensive landscaping of the application is proposed, which will more than mitigate the loss of the five trees to be removed; however the details of which are outside the scope of this report.

5.11 **Veteran trees:** None of the trees are considered to be veterans.

5.12 **Impact of trees on buildings and vice versa and allowance for future growth:** The impact of the trees on the proposed development and vice versa and allowance for future growth has been considered. Tree size, future growth, light/shading, leaf and fruit nuisance etc. have received due attention and are not considered to be a significant issue.

6 ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

Arboricultural Method Statement (AMS) includes a Tree Protection Plan (TPP) to identify:

- Protective fence positions, therefore the Construction Exclusion Zones (CEZ) shown as a blue line on the TPP.
- Measurements to identify fence positioning in relation to the centre of the tree are recorded in the tree survey schedule at Appendix A.
- Precautionary areas for working within RPA's shown as purple 'Honey' hatching on the TPP.
- The tree protection plan is included at Appendix C.

1.0 Construction Exclusion Zone

1.1 The Construction Exclusion Zone (CEZ) as required by the current edition (2012) BS 5837 relates to the stem diameter of each retained tree when measured at a height of 1.5m from ground level or the mean diameter of the total number of stems in the case of multi-stemmed trees.

2.0 Protective Fencing

2.1 A protective fence is usually required to be erected around all retained trees prior to the commencement of any site works e.g. before any demolition or materials or machinery are brought on site, development or the stripping of soil commences. The fence will have signs attached to it stating that this is a Construction Exclusion Zone and that **NO WORKS are Permitted** within the fence. The protective fencing may only be removed following completion of all construction works.

It will not be necessary (or possible) to erect protective fencing around all retained trees as works are confined to the existing building and car parking areas. Many of the trees subject to this report are unaffected by the proposed development (such as those on the island) or are located adjacent public roads and footpaths that will remain open and accessible to the public.

T1 stands within a public open space away from the development.
T2 stands within a raised bed, within the same public open space as T1 adjacent the council controlled car park.
T5 and T6 are located on the steep western embankment of the River Great Stour and are unaffected by the development.
G7 is located within the car park of The Star Inn and is separated from the application site by a substantial brick wall.
G9, T10 and T11 already benefit from being fenced in to the small strip of land on which they stand. This fencing will be retained in situ until completion of the development.

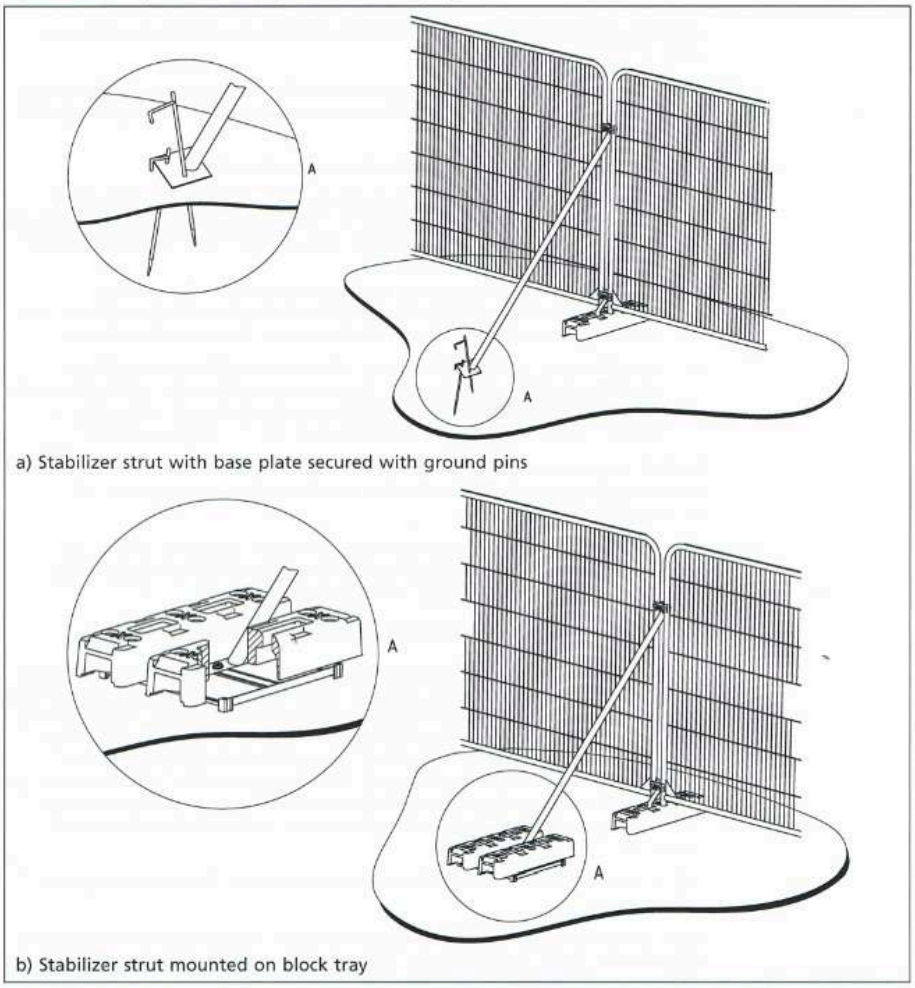
The only trees to be fenced off are G12, T13, T14 and T15, which are confined to a small piece of unprotected land to the west of the application site.

All other trees are located on the island to the east of the Mill and are unaffected by the development proposal.

2.2 The fencing is required to be sited in accordance with the tree protection plan enclosed within this method statement at Appendix C. The fencing shall be constructed as per Figure 3 - B.S.5837: 2012 and be fit for the purpose of excluding any construction activity.

Example of protective fencing: Figure 3- B.S.5837: 2012, is shown below...

Figure 3 **Examples of above-ground stabilizing systems**



3.0 Precautions in respect of temporary works

3.1 There are no requirements in respect of temporary works.

4.0 Access Details

4.1 Construction traffic will access the site via East Hill via the existing vehicular entrances.

5.0 Contractors car parking

5.1 Adequate parking provision is available on site away from all retained trees within the existing car parks.

6.0 Site Huts and Toilets

6.1 Adequate space is available on-site and away from the retained trees for all site huts and portable toilets if required within the existing car parks

7.0 Storage Space

7.1 Adequate space is available on site and away from all retained trees for the storage of all plant, machinery and materials within the existing car parks.

8.0 Additional Precautions

8.1 The installation of services near any tree will be undertaken in accordance with the National Joint Utilities Group Guidance Note 4 (NJUG 4): Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. A copy of this document can be provided on request.

8.2 No storage of materials or lighting of fires will take place within the CEZ. No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

8.3 No fires should be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that, no flames come within 5m of any foliage.

8.4 High-sided vehicles will have access to the site. Their movement around the site will not be detrimental to the health or stability of the retained trees.

8.5 No notice boards, cables or other services will be attached to any tree.

8.6 Materials that may contaminate the soil should not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground is taken in to consideration so that it does not allow contaminates to run towards a tree root area.

9.0 Site Gradients

9.1 I am not currently aware of the need to alter site gradients.

10.0 Demolition

10.1 A number of structures within the application site (raised beds) and sections of the existing building will be demolished, however all demolition work will take place outside of the RPA's of all retained trees.

11.0 Hard Surfaces

11.1 A new 'permeable paving system' will replace the existing hard surfacing that extends across the site (block paving) as part of the proposed development. Much of the hard standing to be replaced is located outside of the RPA's of the vast majority of the retained trees.

11.2 Existing hard standing within the RPA's of G7 and T9 to T15 will need to be removed by hand as opposed to mechanical means in order to protect any underlying roots.

11.3 The new 'permeable paving system' will be laid by hand within the RPA's of G7 and T9 to T15. No roots are to be severed or damaged during the removal or installation process and finished levels will need to take in to account any underlying roots.

12.0 Soft landscaping

12.1 Soft landscaping details are outside the scope of this report.

13.0 Use of Herbicides

13.1 I am not aware of the need to use herbicides on the site.

14.0 On site Monitoring Regime

14.1 All operations will be monitored by the main contractor.

15.0 Use of subcontractors

15.1 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any trees adjacent to the application site.

16.0 Contingency Plan

16.1 Water should be made readily available on site and should be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact the project arboriculturist for advice.

17.0 Remedial Tree Works

17.1 All large diameter (>50mm) dead wood will be removed from the canopy of T2 along with the raising of its canopy to give five metres clearance above adjacent car park.

The canopies of G7 (eleven Lime trees) will be raised to a height of eight metres above ground level to remove encroachment from over the application site.

The western canopies of T24 and T25 (Ash) will be pruned back by a maximum of three metres and five metres respectively to remove encroachment form the building.

18.0 Responsibilities

18.1 It is the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site if required.

18.2 The main contractor will be responsible for contacting the project arboriculturist or Local Planning Authority (Ashford Borough Council) at any time issues are raised in relation to the trees adjacent to the site.

7 RECOMMENDATIONS

7.1 **Implementation of works:** All tree works should be carried out in accordance with the 2010 revision of BS 3998 *Recommendations for Tree Work,* or as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; Telephone 01242 577766; Website. http://www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons.

7.2 **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

7.3 **Future considerations:** The remaining trees should be inspected on a regular basis by a qualified arboriculturist.

8 BIBLIOGRAPHY

8.1 Claus Mattheck and Helge Breloer, The Body Language of Trees. Office of the Deputy Prime Minister, Research for Amenity Trees No 4, 1994.

David Lonsdale, Principles of Tree Hazard Assessment and Management. Department for Transport, Local Government and the Regions, 1999.

British Standard 3998:2010 Recommendations for tree work

British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations.

Mr David Sephton **Tech Cert (Arbor. A)**

Appendix A:

Tree Schedule and Explanatory Notes

- **Number:** Number of tree as shown on site plan.
- **Species:** Tree name is given using its commonly known English name.
- **Hgt:** Height is estimated using a clinometer and given to the nearest metre.
- **St Dia:** Stem Diameter. Estimated stem diameter, measured 1.5 metres above ground level and given in millimetres.
- **N-E-S-W:** Crown Spread, estimated by pacing and given in metres.
- **Cr Cl:** Crown Clearance above ground level, given in metres.
- **AC:** Age Class. young (Y), semi mature (SM), mature (M), over mature (OM), veteran(V).
- **PC:** Physiological Condition. Good (G), fair (F), poor (P), dead (D).
- **SC:** Structural Condition. Good (G), fair (F), poor (P).
- **Recommendations:** Preliminary management recommendations/ general comments.
- **ERCY:** Estimated remaining contribution in years (0-10, 10-20, 20-40, 40+).
- **Cat:** Retention Category. See table 2 below.
- **RPA Radius:** Root Protection Area Radius, given in meters.

Table 2: Retention Category's (as per cascade chart, Table 1, B.S. 5837:2012)

U	Those trees in such a condition that they cannot be realistically be retained as living trees in the context of the current land use for longer than ten years. Shaded Red on site plan.
A	High quality and value (40yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Shaded Green on site plan.
B	Moderate quality and value (20yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Shaded Blue on site plan.
C	Low quality and value (10yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Although category C trees would not be retained where they would pose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation. Shaded Grey on site plan.

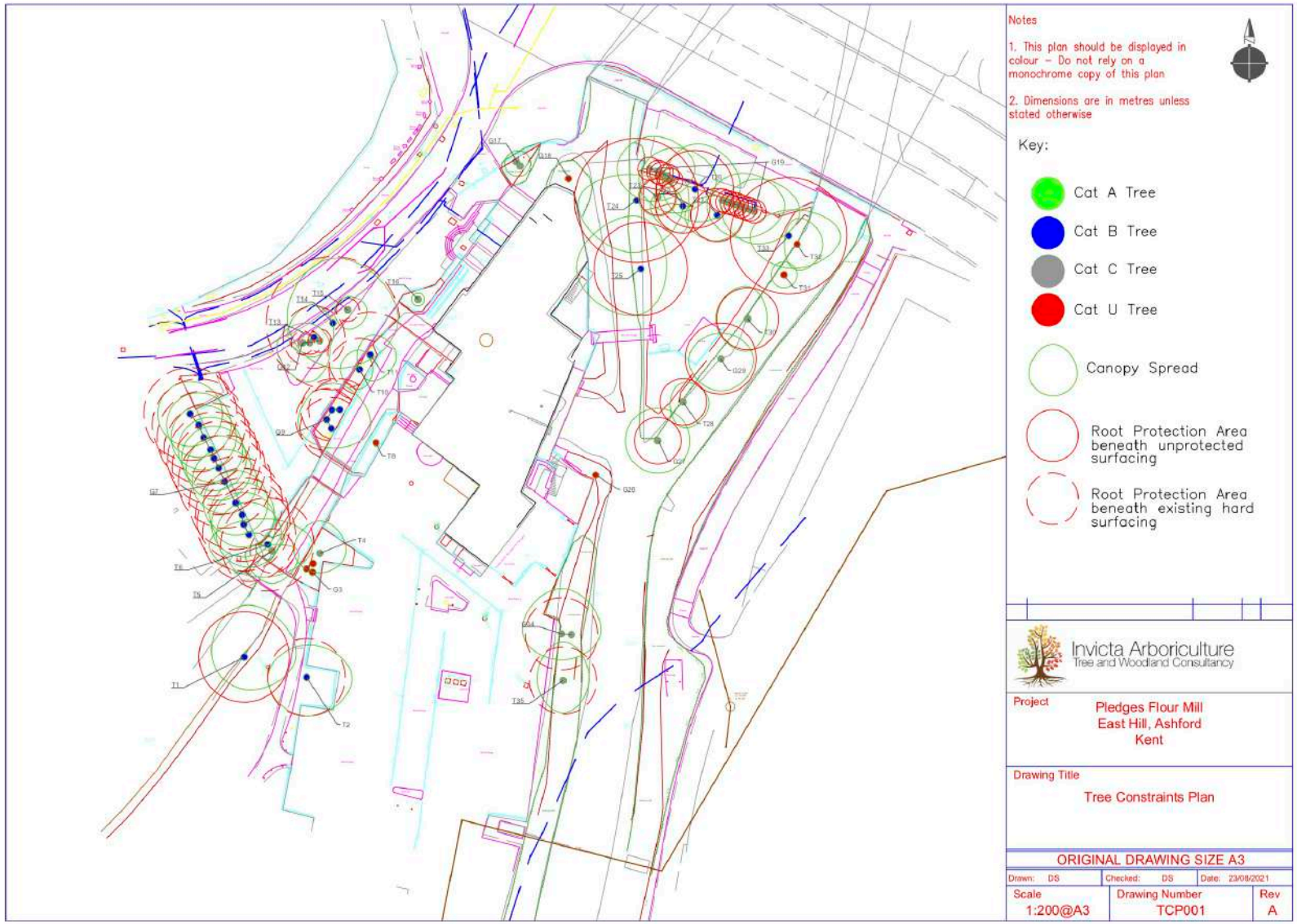
Appendix A:

B.S. 5837:2012- Tree Survey Schedule for Pledges Flour Mill, East Hill, Ashford, Kent, TN24 8PA.

Number	Species	HGT	St Dia	N-S-E-W	CC	Age	PC	SC	Recommendations	E.R.C.Y	Cat	RPA Radius	RPA M^2
1	Sycamore	15	500	8-5-8-5	4	M	G	G	None	20+	B1	6.0	113.1
2	Sycamore	15	580	5-6-7-6	3	M	G	G	Prune out all large diameter (>50mm) deadwood from over adjacent footpath and raise the canopy to give five metres clearance above the adjacent car park	20+	B1	7.0	152.2
G3	Silver Birch x3	14	210	N/A	N/A	M	D	P	Fell to ground level three dead trees	0	U	2.5	20.0
4	Leyland Cypress	17	450	5-3-4-4	2.5	M	G	G	Remove to enable proposed development	10+	C1	5.4	91.6
5	Sycamore	15	280	1-5-4-4	5	S/M	G	G	None	10+	C1	3.4	35.5
6	Ash	19	600	4-5-7-9	4	M	G	G	None	20+	B1	7.2	162.9
G7	Lime x11	15	600	5-5-5-5	0	M	G	G	Remove all epicormic growth from around the bases of all eleven trees and raise their canopies to give eight metres clearance above the adjacent footpath and car park	20+	B2	7.2	162.9
8	Willow	7	N/A	N/A	0	M	P	P	Remove remaining stump	0-10	U	0.0	0.0
G9	Silver birch, Leyland Cypress, Hazel, Monterey Cypress	18	400	7-3-6-5	2	M	G	G	None	20+	B2	4.8	72.4
10	Monterey Cypress	15	400	3-3-2-3	2	M	G	G	None	20+	B1	4.8	72.4
11	Monterey Cypress	15	550	3-4-4-2	1.5	M	G	G	None	20+	B1	6.6	136.8
G12	Hornbeam x3	8	150	3-6-3-5	0	Y	G	G	None	10+	C2	1.8	10.2
13	Silver Birch	15	400	5-3-3-4	2	M	G	G	None	20+	B1	4.8	72.4
14	Willow	20	860	10-7-10-7	1.5	M	G	G	None	20+	B1	10.3	334.6
15	Hornbeam	6	150	2-3-3-2	0	Y	G	G	None	10+	C1	1.8	10.2
16	Cordyline spp	3	400	1-1-1-1	0	M	G	G	Remove to enable proposed development	10+	C1	4.8	72.4

G17	Ash x1, Cupressus spp x1	10	300	2-2-2-2	0	S/M	G	G	Remove to enable proposed development	10+	C2	3.6	40.7
G18	Willow, Ash, Sycamore	10	75	N/A	0	Y	G	G	Remove to enable proposed development	0-10	U	0.9	2.5
G19	Beech x 8, Sycamore x5	15	150	5-5-7-5	0	S/M	G	G	None - Retain	10+	C2	1.8	10.2
20	Sycamore	17	500	7-5-7-5	4	M	G	G	None - Retain	20+	B1	6.0	113.1
21	Copper Beech	17	340	3-4-4-5	5	S/M	G	G	None - Retain	20+	B1	4.1	52.3
22	Copper Beech	17	350	4-4-1-5	4	S/M	G	G	None - Retain	20+	B1	4.2	55.4
23	Copper Beech	12	230	3-3-3-3	5	S/M	G	G	None - Retain	10+	C1	2.8	23.9
24	Ash	22	800	4-8-7-9	4	M	G	G	None – Retain – Prune back western canopy by a maximum of three metres	20+	B1	9.6	289.5
25	Ash	18	600	8-7-4-11	4	M	G	G	None – Retain – Prune back western canopy by a maximum of five metres	20+	B1	7.2	162.9
G26	Ash, Sycamore	12	N/A	N/A	N/A	S/M	G	G	Remove to enable proposed development	0-10	U	0.0	0.0
G27	Sycamore, Ash	12	300	5-5-5-5	2	S/M	G	G	None - Retain	10+	C2	3.6	40.7
28	Sycamore	12	300	3-4-4-2	2	S/M	G	G	None - Retain	10+	C1	3.6	40.7
G29	Sycamore x3, Ash x1	16	460	4-5-5-5	2	M	G	G	None - Retain	10+	C2	5.5	95.7
30	Yew	6	400	5-5-3-5	0	M	G	G	None - Retain	10+	C1	4.8	72.4
31	Willow	8	1000	2-2-2-2	0	M	G	G	None - Retain	0-10	U	12.0	452.4
32	Ash	19	600	4-4-4-2	2.5	M	P	P	Fell to ground level	0-10	U	7.2	162.9
33	Sycamore	19	750	4-5-8-6	5	M	G	G	None - Retain	20+	B1	9.0	254.5
G34	Willow, Sycamore	14	470	7-4-6-6	1	M	G	G	None - Retain	10+	C2	5.6	99.9
35	Sycamore	12	430	6-5-4-4	1.5	M	G	G	None - Retain	10+	C1	5.2	83.6

Appendix B: Tree constraints plan.



Appendix C: Tree protection plan.