



Tree Survey and Tree Constraints Plan

A Supplementary Tree Survey and Report for purposes of Road Development, including a Tree Constraints Plan.

Downlands Community School
Dale Avenue
Hassocks
BN6 8LP

Ref No: 221012

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ATTACHMENTS

Tree Constraints Plan

1: Introduction

1.1 Instruction:

Writtle Forest Consultancy Ltd has been instructed by Peter Myall Faithful+Gould to carry out an Arboricultural Survey including Tree Constraints Plan, for trees located at Downlands Community School, Dale Avenue, Hassocks as of the provided topographical survey .dwg file N1636-R0

1.2 Documents and information provided

1. 2417-TFC-XX-XX-DR-L-1001 Construction Access and Removals Plan.dwg showing areas of construction access and removals.
2. 2417-TFC-XX-XX-DR-L-1002 Landscape Proposals.dwg showing areas of the proposed scheme.
3. N1636-R0 showing Topographical survey with plotted trees.
4. 22048-HNW-ZZ-00-A-DR-2200.dwg showing proposed floor plan.
5. 22048-HNW-ZZ-00-DR-A-2100.dwg showing site plan.
6. 22048-HNW-ZZ-ZZ-A-DR-2300.dwg showing side elevations.
7. 22048-HNW-ZZ-ZZ-A-DR-2301.dwg showing proposed short and long sections.

1.3 Aspects dealt with within report:

The Tree Survey included within this report categorises and evaluates trees to identify those suitable for retention. The Tree Survey list, details species name, dimensions of the trees, observations of the structural and physiological condition and categorizes the trees as to their retention value.

The survey is based on the Visual Tree Assessment (VTA) method developed by Mattheck and Breloer (1994). It is preliminary in nature and should not be interpreted as a detailed tree condition inspection. Works are recommended to those trees that present an immediate and serious hazard to life or property, or maybe affected by a pest or pathogen that may spread to other trees on the site. Works are also specified if a ground level VTA is not sufficient to ascertain the condition of the tree.

This report should be read in conjunction with the associated Tree Constraints Plan (TCP) showing the position of the trees and the root protection area (RPA). Consideration of modified RPAs of trees are made once relevance to the specific aspects of the proposed development are known. Similarly, considerations of light obstructions are made as deemed relevant or if requested.

1.4 Aspects not dealt with within report

(Please also refer to Appendix 4).

The Tree Survey does not include recommendations on the future management of the trees. Neither do the works recommended consider works that may be required prior to development or to facilitate access to the site. Such works are generally considered within the Arboricultural Implication Assessment (AIA) and Arboricultural Method Statement (AMS) if such works are required.

This report does not include an AIA, AMS, or Tree Protection Plan (TPP), these reports and plans are issued separately. (Please see section 5 for further explanation).

Neither this survey nor the associated reports consider issues relating to Subsidence or Heave, either as a result of retention or removal of trees. Neither does this survey or the associated reports consider the water demands of the trees present to enable decisions as to foundation type and depth. These details can be provided if requested /required.

2: Site Details

2.1 Description and General Aspects of the Site

Downlands Community School is a maintained comprehensive for pupils aged 11 to 16, which currently caters around 1200 pupils.

The site is surrounded by residential properties and is accessible from Dale Avenue, which experiences moderate traffic usage.

The tree population is large and varied, with a range of native and non-native species ranging in age from young to mature.

2.2 Previous relevant surveys

It is understood that no previous arboricultural surveys have been undertaken in relation to the proposed development.

2.3 Tree Preservation Orders (TPO) and Conservation Areas (CA)

The online planning constraints map on the Mid Sussex District website, (accessed on 24th of November 2022) revealed there to be no Tree Preservation Orders within the bounds of the site, nor is the site located within a Conservation Area. However, searches identified there are trees subject to Tree Preservation Order (ref. HA/01/TPO/05) adjacent to the site, see figure 1 below.

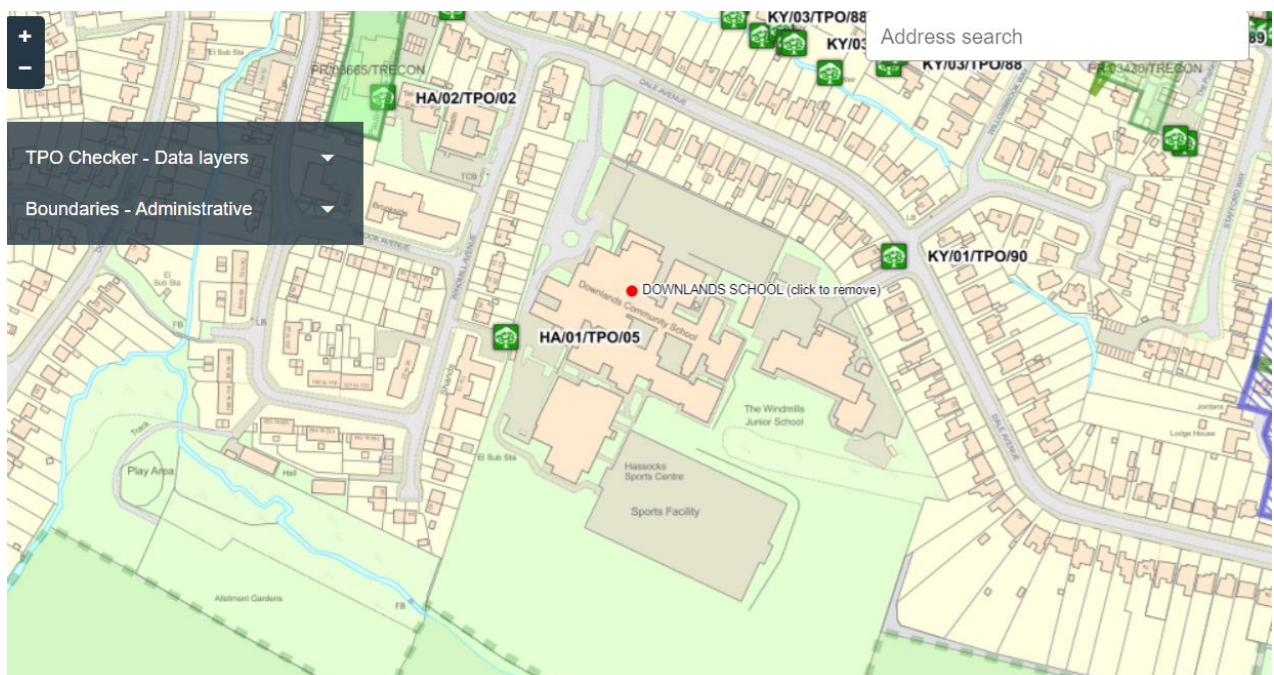


Figure 1. – Exert of planning constraints map taken from Mid Sussex District website, accessed 24.11.2022.

3: Trees Considered within the Survey

3.1 Identification and location of the trees

The locations of the trees are illustrated on the associated Tree Constraints Plan. The location of the trees has been plotted using the provided Topographical Survey.

Trees not included on the Topographical Survey have been plotted utilising GPS reference systems that have a reported accuracy of 1 to 3m.

3.2 Trees included in the Survey

Trees included within the survey are those pertinent to the subject area present at the time of the survey, with a stem diameter greater than 75mm at 1.5m from ground level. Where appropriate trees are grouped

3.3 Categorization and Data collection

Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837, a copy of this chart is included within the Appendix 2.

Data collected within the survey is explained within Appendix 1. The data is collected within the guidelines as considered within B.S.5837:2012.

4: Composition of the Tree Constraints Plan

4.1 The Aim of the Tree Constraints Plan (TCP)

The Tree Survey enables the development of a Tree Constraints Plan (TCP). The TCP shows the influence that the proposed works will have on the trees to be retained.

4.2 What is included in the TCP

The plan identifies the Root Protection Area (RPA) of the trees. This is the minimum area (in metres squared) which should be left undisturbed around each retained tree.

The RPA of a tree can be modified to take account of the predicted root morphology and disposition of roots, the soil type and structure, Topography and drainage. Whilst the RPA can be modified this will not affect the total RPA of the tree. Such modified RPAs are considered, (if relevant), within the Arboricultural Implication Assessment.

5: Further Considerations

5.1 Advice in relation to Proposed development and trees

Following the submission of this Survey and Tree Constraints Plan it is possible that the Architects, Landscape Architects or related disciplines may have further queries during the process of developing the designs. The Arboricultural consultant will be able to advise during this stage, (either through attendance or involvement with project meetings), as to tree requirements for such aspects as retention, mitigation, planting etc at the site.

5.2 Arboricultural Implications Assessment

Once the main designs are concluded, it will be necessary to consider the implications of the proposed designs on the trees. This will detail which trees can be retained, what protections will

need to be afforded to them or what mitigations will need to be carried out in order to retain the trees.

5.3 Arboricultural Method Statement and Tree Protection Plan (TPP)

The Arboricultural Method Statement (AMS) is generally drawn up along with a Tree Protection Plan (TPP) after the layout proposals have been finalised. The AMS and TPP will outline trees to be retained, removed, location of barriers and type of barrier to be installed. They will further deal with such issues as site access, location of materials and location of service runs.

The AMS details the methodologies to be employed to ensure that the trees to be retained are not damaged as a consequence of the development. Where infringement is made upon the retained trees the methodology is outlined as to the required mitigation.

5.4 Arboricultural Monitoring and Inspections`

From the initial preparation of the site and during the process of development, site visits or inspections maybe required to be carried out by the Arboriculturist. This will ensure that the LPA is confident that the trees are satisfactorily protected and that where complex mitigation methodologies are to be undertaken, or where issues need to be resolved the Arboriculturist is on hand to advise, record, report and recommend pragmatic solutions in line with industry best practice.

This may be relevant toward the end of the project as well, where there may be requirement to re-inspect the trees prior to completion/hand over

Appendix 1: Tree Survey - Explanation of category headings

Tree No	The tree number as given to the tree or group of trees as shown on the site plan. The plotting of these trees are approximations.
Species	This is the general common usage name given to the tree. The Latin genus is sometimes given as clarification where deemed necessary.
Height	This is an approximate figure given in metres. Measurements are taken using a digital clinometer.
Stem Diameter	The measurement is given in millimetres using a standard girth tape. This is an approximate measurement of the diameter of the trunk at a height of 1.5m from ground level.
Crown Spread	This is an approximate figure given in metres where 'm' denotes metres. It is an approximate measurement of the radial crown spread to north, east, south and west.
Height of crown clearance	This is the height in metres of the crown clearance above adjacent ground level. This measurement pertains to information on ground clearance for access and shading.
Height to first major limb	This is the height in metres to the first major limb that would not normally be removed as a consequence of crown lifting works. The orientation of this limb is also recorded (N=North, E=East, S=South, W=West, All=To all points).
Age Class	The following abbreviations are used to give the age of the tree; Y= Young trees aged less than one third of life expectancy. SM= Semi mature, approx. one third of life expectancy. EM = Early mature tree trees between one to two thirds of life expectancy. M = Mature tree over two thirds of life expectancy. OM= Over mature trees exceeding life expectancy.
Physiological Condition	The following considerations are used to evaluate the physiological condition of the tree (foliage and vitality): Good, Fair, Poor, Dead, with intermediate descriptions using the same phrasing.
Structural Condition and Observations	These are observations and comments on the visible structural condition of the tree on the day of the survey. They are brief and relate to unaided observations from the ground, unless otherwise stated. These observations are made to categorise the tree and they do not replace a more comprehensive condition survey.
Preliminary Management Recommendations:	These are initial recommendations including the following; highlighting the need for more detailed inspections, those trees that present an immediate hazard to life or property. The tree works recommended do not consider general or required management of the trees. Similarly, the works outlined do not consider works that may be required prior to development works or to facilitate access to the site.
Estimated remaining contribution of the tree	This is the number of years that the tree will contribute to the landscape. The following bands are used: Less than 10 years, 10+ years, 20+ years and 40+ years.
Category grading:	This is the categorisation for trees following a tree quality assessment. Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837. A copy of this chart is included within Appendix 2. An asterisk * denotes that the tree was not able to be fully inspected and hence the category grade may vary dependent upon a full inspection of the tree.

Appendix 2: B.S. 5837 Table of Tree Categorisation

TREES TO BE CONSIDERED FOR REMOVAL				
CATEGORY AND DEFINITION	CRITERIA			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	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 Habitat reinstatement may be appropriate (e.g. U category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITION	CRITERIA — Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				

Appendix 3: Tree Survey Details Sheet 1 of 3

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
T1	Common Beech	18	1150	12	11.5	10.5	10.5	4	4sw	M	Fair/ Good	Buttress root formation in all cardinal directions. Minor swelling of main stem at 1.5m above ground level. 2no. cavities on main stem to north and south at 3m above ground level. Fruiting body emerging from cavity to north, most closely resembling <i>Perenniporia fraxinea</i> . Codominant stems form at 6m above ground level. Union appears currently stable. Historic bracing of codominant stems at 9m. Supporting cable not visible, suspected to be damaged. 5% major deadwood in crown. Dominant tree in landscape.	Further investigation of main stem using impulse tomography to establish extent of decay associated with colonisation of <i>Perenniporia fraxinea</i> . Aerial inspection of historic bracing at 9m above ground level.	20+	B1	13.8	598
H1	Mixed Hedge	2	90	1	1	1	1	0	n/a	SM	Fair/ Good	Boundary hedge. Species include predominantly beech with infrequent holly. Regularly maintained.	No works presently required.	20+	B2	1.1	4
G1	Mixed Group	3	100	1.5	1.5	1.5	1.5	0	n/a	SM	Fair	Third party. Limited access. Measurements estimated. Group of elder and <i>Forsythia</i> growing adjacent boundary fence. Evidence of historic pruning in crowns.	No works presently required.	10+	C2	1.2	5
T2	Crab Apple	4	150 120 120	4	1	2	3	2	0.3all	EM	Fair	Crown breaks at 0.3m above ground level. Moderate ivy encroachment on main stem. Crown predominates west due to suppression from adjacent tree.	No works presently required.	10+	C1	2.7	23
T3	Norway Maple	10	730	8	9.5	9.5	9	1.5	1.4	M	Fair	Several areas with black exudation on main stem to south. Hammer resonates sound associated with hollowing of main stem to north at 0.5m above ground level. Crown breaks at 1.4m. Historic storm damage wounds in crown. 5% major and minor deadwood within crown.	Further investigation of main stem using impulse tomography.	10+	C1	8.8	241

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
T4	Horse Chestnut	12	650	8	8.5	6	8	2	3	EM	Fair/ Good	Damage to surface roots in cardinal directions. Exposed desiccated wood. Suspected mechanical damage. Unable to probe, not currently considered significant. Early forming fruiting body emerging from desiccated wood on main stem at 0.2m above ground level. Currently unable to identify, considered to be acting saprophytically. Historically pollard at 5m above ground level.	No works presently required.	20+	B1	7.8	191
T5	Crab Apple	4	200	3	3	3.5	2.5	1	1.5sw	SM	Fair	Light ivy encroachment on main stem. Evidence of historic pruning within crown.	No works presently required.	10+	C1	2.4	18
T6	Common Beech	5.5	150	2	2	2	2	0	n/a	SM	Fair	Tree located in hedgerow. Unmaintained allowing establishment of individual tree.	No works presently required.	20+	B1	1.8	10
G2	Mixed Group	3	80 80	1.5	1.5	1.5	1.5	0	n/a	SM	Fair	Group of laurel and <i>Oleaster</i> surrounding birch.	No works presently required.	10+	C1	1.4	5.8
T7	Silver Birch 'Youngii'	6	300	2	3	3.5	3	2	2all	EM	Fair	Evidence of historic pruning within crown. Poor form due to previous management.	No works presently required.	10+	C1	3.6	41
T8	Crab Apple	7	220	3.5	4.5	3	3	0.5	2all	EM	Fair	Historic wounds at base of tree, suspected mechanical damage. Unable to probe, not currently considered significant. <5% major deadwood within lower crown.	No works presently required.	10+	C1	2.6	22
G3	Mixed Group	3	80	1	1	1	1	0	n/a	SM	Fair	Third party. Limited access. Measurements estimated. Group of cypress, <i>Photinia</i> and <i>Euonymus</i> . Group approx. 10m in length and adjacent boundary fence.	No works presently required.	10+	C2	1.0	3
T9	Wild Cherry	5	300	4	4	4	4	2	1all	EM	Fair	Third party. Limited access. Measurements estimated.	No works presently required.	10+	C1	3.6	41

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
G4	Mixed Group	6	150	2	2	2	2	0	Na	SM	Fair	Third party. Limited access. Measurements estimated. Species include ash, rowan, apple, holly and <i>Euonymus</i> . Measurements taken from ash furthest north in group.	No works presently required.	10+	C2	1.8	10
T10	Common oak	10	300	5	5	5	5	4.5	4all	SM	Fair/ Good	Third party. Limited access. Measurements estimated. Dense ivy encroaching on main stem. Well balanced crown.	No works presently required.	20+	B1	3.6	41
T11	Rowan	6	90 90 50 50	2.5	2.5	2	1.5	1.5	0.1all	SM	Fair	Regenerative growth from previously coppiced tree. Included unions at crown break. Cavities on main stem.	No works presently required.	<10	U	1.7	10
T12	Lilac	3	250	3	3	3	3	1	n/a	M	Fair	Historically failed with stem now resting on ground. Appears currently stable. Tree has corrected itself with well-formed and balanced crown. Crown growing in direct contact with adjacent street light. Evidence of historic pruning within crown.	No works presently required.	20+	B1	3	28
T13	Bird Cherry	4	200	3.5	3.5	3.5	3.5	1.5	1.4all	SM	Fair	Tree located in shrub bed. Crown breaks at 1.4m above ground level with included union below. Appears currently stable. Evidence of historic pruning within crown.	No works presently required.	10+	C1	2.4	18
T14	Indian Bean tree	5	180	2	2	2	2	2	1all	SM	Fair/ Good	Third party. Limited access. Measurements estimated.	No works presently required.	10+	C1	2.2	15
T15	Silver Birch	10	300	4	4	3	4	2	2all	EM	Fair/ Good	Third party. Limited access. Measurements estimated. Good form and crown structure.	No works presently required.	20+	B1	3.6	41
H2	Beech Hedge	3	100	1	1	1	1	0	n/a	SM	Fair/ Good	Continuous linear beech hedge. Regularly maintained.	No works presently required.	20+	B2	1.2	5
T16	Eucalyptus	12	400	7	8	3	5	3	3all	M	Fair/ Good	Third party. Limited access. Measurements estimated. Crown predominates the north.	No works presently required.	10+	C1	4.8	72

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
T17	Silver Birch	8	290	4.5	4.5	4	4	1	2s	SM	Fair/ Good	Visible decay at pruning wound on main stem to north at 1.5m. Unable to probe, not currently considered significant. Evidence of historic pruning in main stem.	No works presently required.	20+	B1	3.5	39
T18	Bird Cherry	3	140	2	2	2	2	1	1all	SM	Fair/ Good	Evidence of historic pruning within crown. Squat form.	No works presently required.	10+	C1	1.7	9
T19	Field Maple	7	850	6	6	6	6	2	1.5	M	Fair/ Good	Third party. Limited access. Measurements estimated. Moderate ivy encroachment on main stem. Evidence of historic pruning in crown. Locally notable.	No works presently required.	20+	B1	10.2	327
T20	Pin Oak	9	220	4.5	4.5	4.5	4.5	1.5	3all	SM	Fair/ Good	Part of even aged group of Pin oak. Crown encroaching on surrounding outbuildings. Good form and crown structure.	No works presently.	20+	B2	2.6	21.2
T21	Japanese Acer	3	80 80	1.5	0.5	2	2	0	n/a	SM	Fair	Third party. Limited access. All measurements estimated. Crown predominates west due to suppression from adjacent tree.	No works presently required.	10+	C1	1.4	6
T22	Pin Oak	7	220	4.5	4.5	4.5	4.5	1.5	3all	SM	Fair/ Good	Part of even aged group of Pin oak. Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	2.6	21
T23	Pin Oak	8	200	4.5	4.5	4.5	4.5	1.5	3all	SM	Fair/ Good	Part of even aged group of Pin oak. Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	2.4	18
T24	Pin Oak	8	150	4.5	4.5	4.5	4.5	1.5	3all	SM	Fair/ Good	Part of even aged group of Pin oak. Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	1.8	10
T25	Pin Oak	8	200	4.5	4.5	4.5	4.5	1.5	3all	SM	Fair/ Good	Part of even aged group of Pin oak. Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	2.4	18

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
T26	Pin Oak	8	190	4.5	4.5	4.5	4.5	1.5	3all	SM	Fair/ Good	Part of even aged group of Pin oak. Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	2.3	17
H3	Mixed Hedge	3	80	1	1	1	1	0	n/a	SM	Fair	Continue linear hedgerow. Species include hazel, holly and dogwood. Regularly maintained at 2-3m above ground level.	No works presently required.	10+	C2	1	3
T27	Common Alder	12	250	3	3	3	3	1.5	3all	SM	Fair/ Good	Located in hedgerow. Limits inspection. Good form and crown structure. (Dis= 2m curb edge, 7.5m to T24).	No works presently.	20+	B1	3	28
T28	Common Alder	13	250	3.5	3.5	3.5	3.5	1.5	3all	SM	Fair/ Good	Flattening of main stem to north at ground level with areas of black exudation. Unable to probe. Not currently considered significant. Good form and crown structure.	No works presently required.	10+	C1	3	28
T29	Pin Oak	7	160	3	3	3	3	2	3all	SM	Fair/ Good	Part of even aged group of Pin oak and hornbeam located of recreational field. Wound with exposed desiccated wood on main stem to north. Partial occlusion, unable to probe. Not currently considered significant Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	1.9	11
T30	Pin Oak	7	170	3	3	3	3	2	3all	SM	Fair/ Good	Part of even aged group of Pin oak and hornbeam located of recreational field. Wound with exposed desiccated wood on main stem to east. Partial occlusion, unable to probe. Not currently considered significant Evidence of historic pruning on main stem. Partial occlusion of wounds. Good form and crown structure.	No works presently.	20+	B2	2	13
T31	Hornbeam	5	100	2	2	2	2	2	2all	SM	Fair/ Good	Part of group of even aged of Pin oak and hornbeam on located on recreational field. Good form and crown structure.	No works presently.	20+	B2	1.2	5

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
T32	Pin Oak	6	120	3	3	3	3	2	2all	SM	Fair/Good	Part of even aged group of Pin oak located on recreational field. Wound with exposed desiccated wood on main stem to north and east. Partial occlusion, unable to probe. Not currently considered significant Evidence of historic pruning on main stem. Good form and crown structure.	No works presently.	20+	B2	1.4	6
T33	Hornbeam	5	120	1.5	1.5	1.5	1.5	2	2all	SM	Fair/Good	Part of group of even aged of Pin oak and hornbeam on located on recreational field. Good form and crown structure.	No works presently.	20+	B2	1.4	6
T34	Hornbeam	5	120	1.5	1.5	1.5	1.5	2	2all	SM	Fair/Good	Part of group of even aged of Pin oak and hornbeam on located on recreational field. Good form and crown structure.	No works presently.	20+	B2	1.4	6
T35	Common Alder	6	100	2	2	2	2	1	2all	SM	Fair/Good	Epicormic on main stem. Well balanced crown.	No works presently required.	10+	C1	1.2	5
H4	Hedge	0.5	50	1.5	1.5	1.5	1.5	0	n/a	SM	Fair/Good	Box honeysuckle. Regularly maintained.	No works presently required.	10+	C2	0.6	1
T36	Silver Birch	5	5x 50	2	2	2	2	0	n/a	SM	Fair	Multiple stems forming at ground level. Unions appear currently stable.	No works presently required.	10+	C1	1.3	6
T37	Paper Birch	5	90	1	1	1	1	1.5	2all	SM	Fair	Evidence of historic pruning within crown.	No works presently required.	10+	C1	1.1	4
H5	Mixed Hedge	0.5	50	0.5	0.5	0.5	0.5	0	n/a	SM	Fair/Good	Box honeysuckle and <i>Viburnum</i> . Regularly maintained. Included in survey due to being on Topo.	No works presently required.	10+	C2	0.6	1
H6	Hedge	1.5	50	1	1	1	1	0	n/a	SM	Fair/Good	<i>Euonymus</i> . Regularly maintained.	No works presently required.	10+	C2	0.6	1
H7	Hedge	2	50	1	1	1	1	0	n/a	SM	Fair/Good	<i>Euonymus</i> and dogwood. Regularly maintained.	No works presently required.	10+	C2	0.6	1
G5	Mixed Group	3	50 50 50	2	2	2	2	0	n/a	SM	Fair	Mixed species shrub vegetation. Species include ivy, <i>Buddleia</i> and <i>Wisteria</i> .	No works presently required.	10+	C2	1	3

Tree Ref. No:	Species	Ht. (m)	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA (m ²)	RPA radius (m)
				N	E	S	W										
H8	Mixed Hedge	4	90	1	1	1	1	0	n/a	SM	Fair/ Good	Species include predominantly beech with infrequent holly. Regularly maintained.	No works presently required.	20+	B2	1.1	4
H9	Beech Hedge	3	90	1	1	1	1	0	n/a	SM	Fair/ Good	Species include beech. Regularly maintained.	No works presently required.	20+	B2	1.1	4
T38	Field Maple	8	380	5	5	5	2	2	1.5all	EM	Fair	Crown breaks at 1.5m above ground level. Evidence of historic pruning with crown to provide clearance from adjacent building. Sparse foliage and buds present in crown.	No works presently required.	10+	C1	4.6	67
H10	Beech Hedge	2	20	0.5	0.5	0.5	0.5	0	n/a	Y	Fair	Recently planted beech hedge.	No works presently required.	10+	C2	0.2	0.1
T39	Paper Birch	3	30	1	1	1	1	0.5	0.5all	Y	Fair/ Good	Recently planted.	No works presently required.	10+	C2	0.4	1
T40	Paper Birch	3.5	30 30	1	1	1	1	0.5	0.2all	Y	Fair/ Good	Recently planted.	No works presently required.	10+	C2	0.5	1
T41	Paper Birch	2	20	1	1	1	1	0.5	0.5all	Y	Fair/ Good	Recently planted.	No works presently required.	10+	C2	0.2	0.1

Appendix 4: Limitations of Tree Report

Limitations of the Tree Survey and Scope of the Report

Please also refer to sections 1.2 and 1.3 at the beginning of this report.

The survey was based on unaided, visual observations made from ground level only.

No climbing inspection or below ground inspections were carried out at the time of the survey.

The survey preliminary in nature and should not be interpreted as a detailed tree condition inspection.

All observations were made from within the boundaries of the property, or from public land unless otherwise stated. Trees within neighbouring property are inspected as closely as is reasonably possible from within the boundaries of the property or from public land.

The report only details trees and vegetation as identified in the instructions and/or outlined within section 3 of this report.

This report does not consider the possible implications to any present or future built structures. This is outlined within section 5 of this report and will be dealt with by further reports as deemed necessary/ as and when instructed by the client.

Findings of the Survey and the Report

Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey.

No checking of independent data or documentation provided will be undertaken.

Timing of the Survey and the Report

The considerations/ findings in this tree report and tree survey are valid for one year.

Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken.

If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other Properties

This report/survey only considers the trees in relation to the site as identified.

It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed.

Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report.

Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Trees in Relation to Subsidence, Heave and Direct damage

This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed.

Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

Trees subject to statutory controls

It has not been established whether or not any of the trees mentioned within the report are covered by any statutory controls. This can be done if requested.

If the trees are covered by a Tree Preservation Order or are located in a conservation area it will be necessary to consult the local authority before any pruning works, other than certain exemptions, can be carried out.

The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

Trees are subject to changes outside man's control

Trees are living organisms subject to changes outside man's control. Trees and environment alter with the seasons it is as well to inspect trees whilst in full leaf and when out of leaf.

If there are any harsh or unexpected weather conditions, or heavy storms it is also prudent to inspect trees.

Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and other factors may be involved.

Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken.

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