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HYDE END ROAD



PLANNING SUBMISSION (ARBORICULTURE)

-TREE SURVEY TO BS5837:2012
-ARBORICULTURAL IMPACT ASSESSMENT
-PROPOSED TREE RETENTION AND REMOVAL
-TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT



Prepared for: Bloor Homes (Southern) and the University of Reading

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Arboricultural Impact Assessment -

Introduction

This Arboricultural Impact Assessment has been prepared on instructions from Bloor Homes (Southern) and the University of Reading.

This document comprises the following elements:

- i) Text introducing the key points in relation to FLAC's baseline survey and arboricultural impacts of tree retention and removal based upon the application's site layout plan
- ii) Explanatory key to aid interpretation of the tree survey data, including our representation of BS5837:2012 Table 1, *Cascade Chart for Tree Quality Assessment*
- iii) BS5837:2012 compliant tree survey data, including *Proposal* column identifying tree retention and removal outcomes, to be cross-referenced to the colour-coded crown outlines on the following FLAC drawing
- iv) Multi-sheet drawing presenting our Tree Survey and Retention & Removal Plan with layout overlay, comprising an overview sheet (not to scale) and two detail sheets scaled 1:500 at A0, project drawing ending .02
- v) Multi-sheet drawing presenting our Tree Protection Plan (Outline) with layout overlay, comprising an overview sheet (not to scale) and two detail sheets scaled 1:500 at A0, project drawing ending .03

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Arboricultural Impact Assessment -

1 Tree retention and removal - qualitative analysis

1.1 Trees on and adjacent the site have been assessed by FLAC according to the recommendations of BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. As its title indicates, this document is specifically designed to inform and be used within the planning process.

1.2 A BS5837-compliant assessment includes differentiation of the quality of the trees according to that Standard's Table 1, which provides for trees to be placed into one of four quality categories:

- A High quality
- B Moderate quality
- C Low quality
- U Trees which are unretainable in viable condition, regardless of development

1.3 Following categorisation, the impact of any given set of proposals on a tree population can be assessed in terms of the retention or removal of trees within each quality category. The impact of proposals based upon our assessment of the site layout plan for existing trees (comprising both individual trees and trees within groups) and hedgerows is summarised in Tables 1 and 2 below.

Table 1. Tree numbers by quality and value categories, after impacts by the proposals

Grade	Trees before	Trees after	Trees lost	% of tree grade lost	% of tree grade retained
U*	64	45	19	30	70
A	3	3	0	0	100
B	103	101	2	2	98
C	287	274	13	5	95

* Subject to post-completion checks by FLAC, the U category specimens proposed for removal are as follows: individual trees 9005, 9096 and 9070; and tree groups TG9003 (4no) and TG9020 (10no) TG9014 (2no, with 3no retained).

Table 2. Hedgerow retention and removal by length and percentage, after impacts by the proposals

Total hedgerow length (m)	Retained hedgerow length (m)	Retained hedgerow (%)	Removed hedgerow length (m)	Removed hedgerow (%)
843	833	98.8	10	1.2

1.4 As Table 1 above sets out, tree removals comprise very low percentages of both B and C category specimens (BS5837 moderate low quality and value). No high-quality (A category) trees are identified to be removed. Table 2 informs that a very high percentage of hedgerows are retained, removal amounts to two short apertures being formed at HR9003 and HR9014 for proposed pedestrian access routes.

1.5 Tree removals to facilitate proposals are shown on the *Tree Survey and Retention & Removal Plan* project drawing ending .02, which follows. The crown coding on the plan can be cross-referenced to the Tree Survey Data Table, under the column headed *Proposal*.

2 Response to pre-application advice

2.1 A pre-application advice response letter prepared by Wokingham Borough Council dated 20th June 2025 included a 'Trees and Landscaping' section. This section included the following paragraph:

It does not look as though there have been any changes to site layout in relation to the ancient woodlands, however it is reiterated that all development (including level changes) will need to be outside the 15m buffer zone with additional space for an appropriate landscaped transition zone.

2.2 To the south of Tanners Copse (which is in the Natural England ancient woodland inventory) open space is provided beyond the buffer zone to the south of the woodland, and at the southern end of the woodland's western side. Elsewhere, development adjacent to woodland shown as ancient is proposed up to the 15m buffer zone.

2.3 The provision of a 'landscaped transition zone' in addition to a 15m buffer zone is beyond the scope of the existing government's Standing Advice relating to ancient woodlands. The purpose of the buffer zone is to provide a transition area through the creation of new semi-natural habitat, and this is proposed.

2.4 In the locations where the development proposals extend to the 15m buffer zone line the current land use is arable farming in which the fields are ploughed, sprayed and cultivated up to the woodland edges. Converting this land to a 15m wide semi-natural buffer zone will provide significant betterment for the woodlands by comparison to the existing situation.

3 Tree protection during construction

3.1 Standardised tree protection details for the development phase are provided upon our *Tree Protection Plan (Outline)* (TPP, project drawing ending .03, following) which includes an Arboricultural Method Statement, Tree Protection Phasing Schedule and an Arboricultural Supervision Schedule.

3.2 The TPP depicts the positions of tree protection fencing to separate retained trees from construction activity, in combination new permanent ground protection and temporary ground protection, a tree protection system designed in concert with the phasing and supervision schedules to deliver tree protection throughout the construction process.

Forbes-Laird Arboricultural Consultancy

KEY TO TREE SURVEY DATA SCHEDULE

Note

This survey has been undertaken in compliance with BS5837:2012; it is not intended to be a tree safety survey. Any notes offered on structural integrity of trees are incidental, though where trees are considered to be in immediately hazardous condition (identified by red font in the *Structural condition & Notes* column, see below), our recommendations given for immediate intervention should be put in hand by the owner / site manager as soon as can be arranged.

Trees are dynamic living organisms capable of achieving considerable size and structural complexity. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay-causing organisms that can degrade and sometimes destroy their structural integrity. Due to genetic characteristics and local microenvironmental factors this integrity can be innately uncertain. The laws and forces of nature dictate a natural failure rate even among trees that are healthy and structurally sound. By their very nature, therefore, trees cannot be considered entirely hazard-free.

Tree surveys and / or tree inspections are, inherently, only a snapshot in time of the physiological and structural condition of the trees concerned.

Unless otherwise stated in our reporting material, all such surveys and inspections are undertaken from ground level and no internal inspections or tests have been undertaken. Any structural defects present might be not be visible, for example being masked by vegetation, whether the tree's foliage, plants growing round the base of the tree, or climbing plants growing on the stem and into the crown.

Unless otherwise stated, the survey data should be considered time-limited **for planning purposes** to a maximum of three years (absent revisions of BS5837, which render pre-existing data obsolete).

FLAC Ref. No.

Tree numbers per relevant FLAC dwg

In line with the advice of BS5837:2012, where trees occur as a cohesive group feature (prefixed TG for tree group or WG for woodland group), they are assessed as such

Size data for TG or WG are given as mean figures for trees at roughly the 80 percentile of the population concerned. Trees in the 90-100 percentile range for the group are identified on the TSP

Trees within TG / WG boundaries that have more than one stem and which are sub-dominant within the TG / WG (i.e. <80 percentile) are subsumed within the TG / WG data; dominant multi-stemmed trees (i.e. >80 percentile) within TG / WG boundaries are listed as individual trees

TG / WG outlines follow the mapping base (typically either topographical survey or geo-rectified aerial imagery)

Hedges (domestic) are recorded prefixed H and are always excluded from the provisions of the Hedgerows Regulations 1997

Hedgerows (rural) are recorded prefixed HR and possibly fall within the provisions of the Hedgerows Regulations 1997

All numbering starts from x001 **for each type of vegetation**, where x identifies the surveyor (9000 series = JFL). Thus:

9000	Individual tree
TG9000	Tree group
WG9000	Woodland group
H9000	Domestic hedge
HR9000	Rural hedgerow

The addition of the FLAC instruction ref. ahead of the tree number provides a unique, non-repeated reference number for the particular tree in question

Any trees omitted from the topo survey are listed on the referenced plan, though their positions are only shown indicatively. Off-site trees are included where deemed relevant, though their positions are also shown indicatively if omitted from the topo base

TPO Ref.

Statutory protection listing for individual trees, TG and WG

ATTENTION: SEE NOTE IMMEDIATELY BELOW

Note

This column is only completed in cases where FLAC has been instructed to undertake a TPO search and correlation to FLAC reference numbers. The absence of data in this column **must not** be taken to indicate that the trees concerned are not under TPO protection. Statutory protection may also arise from the trees' location within a Conservation Area. Further statutory control over tree removal may be conferred by the Forestry Act 1967

Species

Tree species as listed in the schedule by common name. Species present are [LIST ADAPTED TO REFLECT SURVEY FINDINGS]:

<i>Common name</i>	<i>Botanical name</i>	<i>Provenance</i>	<i>Notes</i>
Apple	<i>Malus domestica</i>	Native	
Ash	<i>Fraxinus excelsior</i>	Native	
Aspen	<i>Populus tremula</i>	Exotic	
Blackthorn	<i>Prunus spinosa</i>	Native	
Cherry plum	<i>Prunus cerasifera</i>	Naturalised	
Crack willow	<i>Salix fragilis</i>	Native	
Douglas fir	<i>Pseudotsuga menziesii</i>	Exotic	
Elder	<i>Sambucus nigra</i>	Native	
Elm	<i>Ulmus procera</i>	Native	
False acacia	<i>Robinia pseudoacacia</i>	Exotic	
Field maple	<i>Acer campestre</i>	Native	
Flowering cherry	<i>Prunus sp.</i>	Exotic	Generic term for Japanese cherries
Gean	<i>Prunus avium</i>	Native	
Hawthorn	<i>Crataegus monogyna</i>	Native	
Hazel	<i>Corylus avellana</i>	Native	
Holly	<i>Ilex aquifolium</i>	Native	
Holm oak	<i>Quercus ilex</i>	Exotic	
Hornbeam	<i>Carpinus betulus</i>	Native	
Horse chestnut	<i>Aesculus hippocastanum</i>	Naturalised	
Leyland cypress	<i>x Cupressocyparis leylandii</i>	Exotic	
Osier	<i>Salix viminalis</i>	Native	
Pedunculate oak	<i>Quercus robur</i>	Native	
Plum	<i>Prunus domestica</i>	Native	
Silver birch	<i>Betula pendula</i>	Native	
Stag's-horn Sumach	<i>Rhus typhina</i>	Exotic	
Sweet chestnut	<i>Castanea sativa</i>	Naturalised	
Sycamore	<i>Acer pseudoplatanus</i>	Naturalised	

Tree Count

For trees assessed as groups (ident. prefix TG), number of trees present, according to:

2-10 trees	Accurate count
11-50 trees	Close estimate
51-100 trees	Estimate

Area m²

For trees assessed as woodland (ident. prefix WG), existing area in square metres within survey envelope, derived from CAD interrogation of the completed tree survey plan

Ht. (m)

Tree height in metres

Either:

Crown Spread

For individual trees, measured radial crown spread in metres, listed for each of the four cardinal points

Or:

MRCS

For trees assessed as groups or woodland, an estimated mean radial crown spread in metres for trees at the 80 percentile size

Note

For trees assessed as woodland, sample measurements for canopy overhang beyond woodland boundary (i.e. hedgerow, fence, ditch etc.) are given on the tree survey plan

Or:

Mean Width

Mean width in metres of hedge or hedgerow

Length

Approximate length in metres of hedge or hedgerow

Ht. 1st Br.

For individual trees and trees assessed as groups or woodland, height in metres above ground of attachment point of first significant branch (cardinal point may be given indicating growing direction)

Ht. Can.

For individual trees and trees assessed as groups or woodland, mean height in metres of lower extent of tree canopy above ground

Stem Count

For individual trees, number of stems present below 1.5m AGL. Stem count affects diameter entry as follows:

Where the stem count is 1 the diameter should be entered into the 1 column under Stem Dia.

Where the stem count is up to 5 each stem dia. should be listed

Where the stem count exceeds 5, the mean stem diameter should be entered in the 1 column

Either:

Stem Dia. (mm)

Stem diameter(s) at 1.5m above ground level (see measurement system in BS5837:2012 Annex C), given in millimetres

Where entered 1:

Single measured stem diameter

Where entered 2-5:

Multiple measured stem diameters, listed per stem

Where entered >5:

For trees with more than five stems, diameter is listed as an estimated mean

Where the diameter entry for trees with 1 or 2-5 stems appears in italics, this indicates that it was estimated by the surveyor (for example, due to the presence of ivy on the stem)

It is our practice to round up when estimating stem diameters

Or:

Specimen Stem Dia.

For trees assessed as groups or woodland, stem diameter in millimetres at 1.5m above ground level for 80 percentile member of TG or WG. Trees with larger diameters are identified on the TSP

Or:

Mean Stem Dia.

Mean stem diameter in millimetres above the basal flare of hedge or hedgerow component plants

Either:

RPA Rad.

Radius in metres of the notionally circular Root Protection Area, based on 12x stem diameter (example for single stemmed trees), capped to 15m radial to stem centre

Note

Where trees are identified as being *notable* (i.e. very large trees that have yet to attain veteran status), FLAC removes the cap such that the RPA is simply 12x stem diameter

Or:

Specimen RPA Rad.

For trees assessed as groups or woodland, radius in metres of the notionally circular Root Protection Area based on specimen diameter for TG or WG 80 percentile tree

Either:

Conversion of RPA radius to an area, given in m², capped to a maximum of 707m² (in line with BS5837:2012), except for *notable* trees

Or:

Specimen RPA Area

For trees assessed as groups or woodland, conversion of specimen RPA radius to an area, given in m², capped to a maximum of 707m²

Note

RPA for hedges or hedgerows is to be taken as 3m from the centreline, half the height or 2m beyond existing width, whichever is the greater

Life Stage

Life stage assessment according into:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over-mature
V	Veteran

Note

The V coding for veteran trees has been included due to the specific protection that such trees enjoy under the NPPF.

Phys. Condition

An assessment of the **physiological** condition (i.e. health/vitality) status of the tree summarised according to:

GOOD	Generally in healthy condition
FAIR	Condition satisfactory though below mean species performance
POOR	Tree in decline/retrenching
DEAD	Self explanatory

Structural condition & Notes

Notes on the apparent structural integrity of the tree based on visual tree assessment, including notes on form, taper, forking habit, storm damage, decay fungi, pests, etc. plus other pertinent observations

Management recommendations

Preliminary recommendations for intervention (e.g. tree surgery, felling, etc) in relation to existing context

Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical. Where the recommendation is for further investigation, including removal of ivy and reinspection, the given retention span and quality/value grade (see below) should be treated as provisional

Notes

This is **not** intended to comprise a specification for tree work: further advice should be sought prior to implementation

Change in land use (target value) requires further assessment

Ret. Span

Estimated remaining retention span based on species, condition & context divided into the following bands (relates to quality and value grade achievable as stated):

Years Best QV grade

<10	U
10+	C
20+	B
>40	A

QV Grade

Quality & Value grade classification according to BS5837:2012 (see attached extract from BS5837:2012 'Table 1 - Cascade Chart for Tree Quality Assessment') –

<i>Grade</i>	<i>Summary meaning</i>	<i>Ident. colour spot on TSP</i>
U	Trees that are unretainable in viable condition	Dark red
A	High quality & value and consequent high retention priority	Light green
B	Moderate quality and value (moderate priority for retention)	Mid-blue
C	Low quality and value (generally considered to be sacrificial)	Grey

Note

Trees present which we consider to be **exceptional** specimens are identified by the suffix * after the A grade, e.g. A1*

Proposal

This column identifies:

1. Pre-planning (Arboricultural Stages 1, Tree Survey, & 2, Design):
Our initial view of a defensible tree retention / removal balance
2. Planning submission (Arboricultural Stage 3):
The actual tree retention / removal balance as proposed

The following codes are used:

RET	1. Trees preferably retained 2. Trees that would be retained
PRET	<i>For tree groups (TG), woodlands (WG) & hedgerows (HR)</i> – signifies partial retention (see below)
REM	1. Trees defensibly removed to facilitate development 2. Trees that would be removed
U	Trees identified to be unsuitable for retention

No. of trees retained

For tree groups only

Number of trees retained out of the total recorded for the group. Outcomes are as follows:

Survey grade U	Number of trees for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Number of trees for retention defaults to total from <i>Tree Count</i> data field
Proposal code PRET	No. of trees for retention requires manual input following interrogation of relevant plans
Proposal code REM	Number of trees for retention defaults to 0

Trees retained %

For tree groups only

Percentage of pre-existing TG tree count that would be retained, based on an auto-sum derived from inputs into the preceding column

Area retained m²

For woodlands only

Area, in square metres, of woodland (WG) proposed for retention. Outcomes are as follows:

Survey grade U	Area for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Area for retention defaults to existing area
Proposal code PRET	Area for retention requires manual input following interrogation of relevant plans
Proposal code REM	Area for retention defaults to 0

Area retained %

For woodlands only

Percentage of pre-existing WG area that would be retained, based on an auto-sum derived from inputs into the preceding column

Length retained m

For hedgerows only

Length, in metres, of hedgerow (HR) proposed for retention. Outcomes are as follows:

Survey grade U	Length for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Length for retention defaults to existing length
Proposal code PRET	Length for retention requires manual input following interrogation of relevant plans
Proposal code REM	Length for retention defaults to 0

Length retained %

For hedgerows only

Percentage of pre-existing HR length that would be retained, based on an auto-sum derived from inputs into the preceding column

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
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	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality 	
<p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i></p>		
	1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation	
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) 
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality Trees with material conservation or other cultural value 
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 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 Trees with no material conservation or other cultural value 

FLAC Note

The original contents of the column *Identification on plan* have been replaced by FLAC in the version above; spot colours to RGB codes given in BS5837:2012 Table 2

HYDE END ROAD : TREE SURVEY DATA TABLE

Data for individual trees

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad.	RPA Area	Life Stage	Phys. Condition	Y-SM-EM-M-OM-V	G-F-P-D	Structural condition & Notes					Management recommendations			<10, 10+ 20+, >40	QV Grade	Proposal
				N	S	W	E				1 / mean	2	3	4	5							(m)	(m2)	(m)	(m)	(m)	(m)	(m)				
9001		Silver birch	4	1.5	1.5	1.5	1.5	1 N	1	5	50	50	40	45	30	1.18	4	EM	G	Multi stem from ground level. Of fine arb merit					Lift low limbs on northern aspect to provide 3m clearance ground level			>40	B1	RET		
9002		Horse chestnut	17	6	6	7	4	2 N	2	1	1070					12.84	518	V	P	Severe crown decline with distal dieback throughout, low vitality and chlorotic foliage. Major stem failure on east side at 2m reveals decay caused by <i>Ganoderma australe</i> , with FFB's also present at ground level.					Heavy crown reduction by 3 to 4 metres (dependent upon best pruning opportunities).			10+	C3	RET		
9003		Pedunculate oak	16	6	6	4	5	3 w	4	2	760	340				10.00	314	V	F	Evidence of soil level changes at root base. Longitudinal strip of decay on south side from top to 8m, likely caused by historic lightening strike. Associated dead branches and cavities providing dry habitat spaces					Remove deadwood. Reduce over extended laterals on northern and southern aspect by up to 2m to retain crown profile			>40	B3	RET		
9004		Pedunculate oak	17	6	5	3	4	2 S	3	1	870					10.44	342	M	F	Evidence of soil level change. Large buttress formation on western aspect. Cavity present on eastern aspect at ground level, not of structural significance at present. Large deadwood throughout canopy, tree of good arb merit					Remove deadwood			>40	B1	RET		
9005		Pedunculate oak	7	3	3	3	2	4 S	4	1	630					7.56	179	OM	D	Standing deadwood					Retain for ecological purposes. If land use changes, reassess			<10	U	U		
9006		Pedunculate oak	10	3	4	4	3	1 W	3	1	720					8.64	234	M	F	Unable to obtain physical access due to dense blackthorn, hawthorn and nettle undergrowth. Ivy clad from ground level to within canopy. Of fine arb merit					No works required at present			>40	B1	RET		
9007		Field maple	10	4	3	2	4	2 E	3	3	540	260	120			7.34	169	M	F	Growing on bank incline. Deadwood within canopy to south over scrubland.					No works required at present			>40	C1	RET		
9008		Field maple	10	4	3	4	2	2 E	3	4	470	480	260	140		8.81	244	M	F	Growing on bank incline. Multi stem from ground level. Of little arb merit					No works required at present			>40	C1	RET		
9009		Pedunculate oak	14	5	4	5	6	4 NE	5	1	670					8.04	203	M	F	No obvious visual defects at base. Deadwood throughout. Tree of fine arb merit					Remove deadwood over path to north			>40	B1	RET		
9010		Pedunculate oak	15	5	4	2	2	2 W	3	1	830					9.96	311	M	F	Growing on bank incline. Prominent display of buttress roots. Prolific ivy growth from ground level. Deadwood present throughout canopy. Tree of good arb merit.					Sever ivy by removal of 1m section from ground level. Remove deadwood over road to north. Crown raise low laterals to north to provide 3m clearance from ground level.			>40	B1	RET		
9011		Ash	16	7	1.5	4	1.5	4 W	3	2	320	290				5.19	85	M	F	Growing on bank incline. Twin stem from ground level. Asymmetrical canopy to north. Deadwood throughout					Remove deadwood. Lift canopy to provide 3m clearance over path			>40	B1	RET		
9012		Pedunculate oak	15	6	3	4	7	5 W	8	1	570					6.84	147	M	G	No obvious visual defects at ground level. 1x broken hanging limb in canopy. Deadwood throughout. Historic limb loss within crown exposing heartwood from central stem, no callus formation present.					Remove hanging limb. Reduce identified central stem with historic wounding back to a suitable growth point.			>40	B1	RET		
9013		Hawthorn	4	3	3	2	2	1 E	1	1	290					3.48	38	M	F	Scrubby in form, of little arb merit					No works required at present			20+	C1	RET		
9014		Pedunculate oak	16	7	5	5	4	5 N	7	1	870					10.44	342	M	F	Evidence if decay to buttress root on western aspect. Decay appears localised and extends approx 1m up. Deadwood throughout canopy. Dieback present within crown extremities. Located within woodland approx 10m from main path in site, not thought to be of significance at present.					No works required at present			>40	B1	RET		
9015		Pedunculate oak	8	2	4	1	5	1 E	2	1	620					7.44	174	V	F	X2 standing stems from 2m above ground, reduced to 5m in height. Eastern stem dead and decayed, western stem with live growth.					Retain for ecological purposes. If land use changes, reassess			20+	C3	RET		
9016		Pedunculate oak	17	7	6	7	5	7 N	10	1	590					7.08	157	M	F	Visual assessment of basal condition obscured by dense bramble undergrowth. Large deadwood over path to north. Sparse crown					Remove deadwood over road to north			>40	B1	RET		
9017		Pedunculate oak	16	7	4	4	2	4 W	3	1	770					9.24	268	V	F	Growing on bank incline. Some deadwood present over path to north. Large cavities x2 on eastern aspect at 4.5m, largely occluded over surface but providing dry habitat space					Remove deadwood over path to north. Reduce back identified limb on northern aspect by 4m to alleviate end weight			>40	B3	RET		
9018		Field maple	6	4	3	3	3	1 N	1	1	520					6.24	122	OM	F	Ivy clad. Bark delamination and evidence of decay on northern aspect of main stem at ground level. Sounding mallet reveals decay extends the full circumference internally of the main stem.					Retain for ecological purposes. If land use changes, reassess			<10	U	U		
9019		Ash	15	5	2	5	3	5 E	4	1	505					6.06	115	M	F	Ivy clad stem obscuring full visual assessment of structural condition. Dieback and deadwood within crown					Sever ivy by removal of 1m section from ground level. Remove deadwood over path to north			20+	B1	RET		
9020		Pedunculate oak	9	2	3	2	3	5 E	5	1	440					5.28	88	EM	P	Ivy clad, obscuring visual inspection of structural condition. Foliage sparse					Remove to ground level			<10	U	U		
9021		Ash	11	8	4	3	3	2 N	3	1	690					8.28	215	OM	P	In severe decline. Large amounts of dead material. Presence of <i>Daldinia confragosa</i> throughout on dead stems					Remove to ground level			<10	U	U		
9022		Pedunculate oak	12	4	3	4	4	5 NE	5	1	720					8.64	234	M	F	Physical access unobtainable due to dense undergrowth, also inhibiting visual assessment of structural integrity. Ivy clad from ground level. Large deadwood throughout over path and field. Of fine arb merit					Sever ivy by removal of 1m section from ground level. Remove deadwood within crown			20+	B1	RET		
9023		Pedunculate oak	13	6	6	5	6	4 E	5	1	750					9.00	254	V	F	Physical access unobtainable due to dense undergrowth, also inhibiting visual assessment of structural integrity. Ivy clad from ground level. Large deadwood throughout over path and field. Cavity on east at 5m at base of short branch, with cavity also present at truncated end of branch. Cavity likely to have coalesced through branch. Veteran tree					Sever ivy by removal of 1m section from ground level. Remove small deadwood within crown, stabilise large deadwood			20+	B3	RET		
9024		Pedunculate oak	14	7	8	7	6	2 E	3	1	800					9.60	289	M	F</													

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m2)	Life Stage Y-SM-EM-M-OM-V	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
9034		Pedunculate oak	6	1	3	0	4	5 E	4	1	240					2.88	26	EM	F	Physical access unobtainable. Supressed, asymmetrical growth. Of little arb merit	No works required at present	20+	C1	RET
9035		Aspen	11	3	3	4	2	3 W	4	1	320					3.84	46	EM	F	Physical access unobtainable. Supressed, asymmetrical growth. Of little arb merit	No works required at present	20+	C1	RET
9036		Pedunculate oak	16	7	4	5	6	4 E	5	1	720					8.64	234	M	F	Located within woodland. No obvious visual defects to the stem. Deadwood located within woodland, not thought to be of significance at present. Tree of good merit	No works required at present	>40	B1	RET
9037		Pedunculate oak	11	3	4	1	4	3 N	4	1	350					4.20	55	EM	F	Located within woodland. No obvious visual defects to the stem. Deadwood located within woodland, not thought to be of significance at present. Asymmetrical growth form to east.	No works required at present	>40	C1	RET
9038		Pedunculate oak	10	3	3	1	4	3 E	4	1	260					3.12	31	EM	F	Located within woodland. No obvious visual defects to the stem. Deadwood located within woodland, not thought to be of significance at present. Asymmetrical growth form to east.	No works required at present	>40	C1	RET
9039		Sweet chestnut	15	5	3	5	4	2 N	1	2	560	580				9.68	294	M	F	Located within woodland. No obvious visual defects to the stem. Deadwood located within woodland, not thought to be of significance at present. Asymmetrical growth form to north.	No works required at present	>40	B1	RET
9040		Silver birch	9	1	1	1	5	2 E	4	1	320					3.84	46	M	P	In decline. Large quantity of moribund material	No works required at present	<10	U	U
9041		Holly	11	2	6	3	2	2 N	1	1	410					4.92	76	M	F	Evidence of ground disturbance in rooting zone, leading to root plate heave. Asymmetrical form and incline to south.	No works required at present	<10	U	U
9042		Ash	14	2	6	5	6	2 S	2	2	450	390				7.15	161	V	F	Evidence of ground disturbance at rooting zone. Tree inclines to south with asymmetrical crown. Bifurcation at 1m. Largely occluded surface tear out wound with each likely beneath, on west aspect 2m - 5m. Open cavity at top of wound with likely ecological value. Deadwood present within canopy. Veteran tree	Remove deadwood in southern aspect over field	>40	C3	RET
9043		Pedunculate oak	13	5	4	5	6	4 S	4	1	700					8.40	222	V	F	Longitudinal strip of decay and dead wood with diameters >150mm. Deadwood throughout, not thought to be of significance as located within woodland. Canopy sparse. Of fair arb merit	No works required at present	20+	B3	RET
9044		Hawthorn	5	1	3	1	2	3 S	3	1	260					3.12	31	M	F	Woodland edge. Of little arb merit	No works required at present	10+	C1	RET
9045		Hazel	3	0	4	1	1	1 S	1	3	80	90	70			1.68	9	EM	D	Dead/ dying	No works required at present	<10	U	U
9046		Field maple	10	3	4	5	4	3 S	2	2	320	435				6.49	132	M	F	Deadwood present located within woodland, not of significance at present. Of fine arb merit	No works required at present	20+	B1	RET
9047		Ash	14	1	6	6	4	5 W	4	3	520	210	170			7.04	156	V	P	Hollowing present within main stem at ground level. Bottle butt base with three open cavities on different side, potentially from past management. Ivy clad. Dieback evident throughout crown	No works required at present	<10	U	U
9048		Pedunculate oak	14	5	5	3	7	3 S	4	1	1060					12.72	508	V	F	Frequent cavities in crown. Large deadwood present of up to 300mm diameter, not thought to be of significance at present. Of good arb merit	No works required at present	>40	B1	RET
9049		Cherry	10	6	0	4	3	1 N	1	1	240					2.88	26	M	F	Growing from bank incline. Ivy clad. Heavy incline to north with asymmetrical canopy. Structural condition unknown due to prolific ivy. Of little arb merit	No works required at present	20+	C1	RET
9050		Pedunculate oak	15	8	6	6	4	4 N	6	2	450	480				7.90	196	M	F	Twin stem from 1m. Union appears sound. Ivy clad. Large deadwood present, located over ditch, not of significance at present.	Sever ivy by removal of 1m section from ground level	>40	B1	RET
9051		Pedunculate oak	12	8	8	6	4	3 N	3	1	690					8.28	215	M	F	No obvious defects from ground level. Bifurcates at approx 2m, union appears sound. Dieback and deadwood present within crown. Deadwood not thought to be of significance due to location over ditch.	No works required at present	20+	C1	RET
9052		Pedunculate oak	15	4	3	4	4	8 N	7	1	520					6.24	122	M	F	Psychical access unobtainable. Ivy clad. Some dieback present throughout crown. Of fine arb merit	Sever ivy by removal of 1m band from ground level	>40	B1	RET
9053		Hazel	4	4	1	2	2	1 N	1	3	100	110	100			2.15	15	M	P	Large quantity of deadwood present. Of low arb merit	No works required at present	<10	U	U
9054		Pedunculate oak	15	7	1	5	3	3 N	6	1	730					8.76	241	V	P	Physical access unobtainable. Tree is 50% deadwood. Ivy clad. Habitat holes present on dead stem.	Remove small deadwood <50mm. Reduce and stabilise larger deadwood by retaining 1-2m lengths	<10	U	U
9055		Pedunculate oak	11	3	3	2	1	6 S	7	1	270					3.24	33	EM	F	Physical access unobtainable. Ivy clad. Tree of good arb merit	Sever ivy by removal of 1m section	>40	B1	RET
9056		Pedunculate oak	13	3	3	3	3	3 W	3	1	360					4.32	59	EM	F	Physical access unobtainable. Ivy clad. Tree of good arb merit	Sever ivy by removal of 1m section from ground level	>40	B1	RET
9057		Pedunculate oak	15	7	3	6	2	4 N	4	1	520					6.24	122	M	F	Physical access unobtainable. Ivy clad. Large deadwood present.	Sever ivy. Remove deadwood. Crown raise over field to provide 6m clearance from ground level.	>40	B1	RET
9058		Pedunculate oak	11	5	1	3	4	2 N	1	1	510					6.12	118	V	P	Physical access unobtainable. Large size deadwood, bark loss from bark loss from 3-7m on east side. Major cavity at base of low lateral branch on E side, hosting active hornets nest	Retain for ecological purposes. If land use changes, reassess	10+	C3	RET
9059		Pedunculate oak	14	6	3	4	2	3 N	7	1	490					5.88	109	M	P	Physical access unobtainable. High quantity of large deadwood present. Tree is in decline	Reduce height to shorten fall radius so it cannot reach footpath to south-west	10+	U	U
9060		Pedunculate oak	11	6	4	5	8	3 N	6	1	560					6.72	142	M	F	Physical access unobtainable. Multi stemmed from approx 2m above ground. Sprawling form, of fine arb merit	No works required at present	>40	B1	RET
9061		Hawthorn	3	2	1	2	1	1	1	1	140					1.68	9	EM	F	Physical access unobtainable. Of little arb merit	No works required at present	20+	C1	RET
9062		Pedunculate oak	13	5	5	6	4	4 S	3	1	680					8.16	209	M	F	Growing from embankment. Sprawling crown with some deadwood present. Evidence of being poorly pruned historically. No obvious visual structural defects. Of fair arb merit	Remove deadwood	>40	B1	RET
9063		Pedunculate oak	10	5	0	3	2	1 W	5	1	620					7.44	174	OM	D	Standing dead tree	Reduce height to shorten fall radius so it cannot reach footpath to south-west	<10	U	U
9064		Pedunculate oak	20	6	6	5	8	4 N	6	3	530	520	320			9.71	296	M	F	Trifurcates at 1m above ground. Natural brace formed above union. Unions appear sound at present. No obvious visual defects. Tree of good arb merit.	No works required at present	>40	A1	RET
9065		Pedunculate oak	16	6	5	7	7	3 S	5	1	610					7.32	168	M	F	Ivy clad, obscuring full visual assessment of basal and stem condition. Growing from embankment. Deadwood present throughout canopy. Of fine arb merit	Sever ivy. Remove deadwood	>40	B1	RET
9066		Field maple	6	4	0	3	2	4 N	4	1	250					3.00	28	M	D	Physical access unobtainable. Ivy clad dead tree within dense shrub growth.	No works required at present	<10	U	REM
9067		Field maple	8	6	2	2	4	2 S	6	2	200	200				3.40	36	M	P	Physical access unobtainable. Dense shrub understory. Large deadwood within crown. Of little arb merit	No works required at present	20+	C1	RET
9068		Pedunculate oak	10	3	3	4	5	4 E	3	1	410					4.92	76	EM	F	No obvious visual defects from ground level				

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				N	S	W	E				1 / mean	2	3	4	5										
9076		Pedunculate oak	17	7	5	6	6	3 N	3	1	610					7.32	168	M	F		Physical access unobtainable. Slightly sparse foliage throughout canopy. Evidence of being previously poorly pruned. Deadwood throughout crown. Of fine arb merit	Remove deadwood on northern aspect. Raise low laterals to north over field to provide 3m clearance from ground level	>40	B1	RET
9077		Ash	15	5	4	3	3	4 S	4	1	390					4.68	69	M	F		Physical access unobtainable. Ivy clad stem. Tree of fair arb merit	Sever Ivy	>40	B1	RET
9078		Ash	17	6	4	3	4	3 E	4	1	450					5.40	92	M	F		Physical access and visual assessment unobtainable, prolific ivy growth. Of fine arb merit	Sever Ivy	>40	B1	RET
9079		Ash	13	3	3	3	3	3 W	3	1	340					4.08	52	EM	F		Physical access and visual assessment unobtainable, prolific ivy growth. Of fine arb merit	Sever Ivy	>40	B1	RET
9080		Pedunculate oak	14	3	4	4	2	5 W	6	1	300					3.60	41	EM	F		Physical access and visual assessment unobtainable, due to ivy growth. Deadwood present over field to west	Remove deadwood on western aspect	>40	B1	RET
9081		Ash	14	4	4	4	5	3 E	2	1	540					6.48	132	M	F		Physical access and visual assessment unobtainable, prolific ivy growth. Low laterals over field to west. Of fine arb merit	Sever Ivy. Raise western aspect to provide 3m clearance from ground	>40	B1	RET
9082		Ash	15	2	2	4	4	3 W	5	2	380	390				6.54	134	M	F		Physical access and visual assessment unobtainable, prolific ivy growth. Multi stem from approx 2.5m. Of fine arb merit	Sever Ivy	>40	B1	RET
9083		Ash	16	4	2	5	6	5 W	2	2	450	400				7.23	164	M	F		Physical access and visual assessment unobtainable, prolific ivy growth. Deadwood throughout crown. Low laterals on western aspect. Of fine arb merit	Sever Ivy. Remove deadwood. Raise western aspect to provide 3m clearance	>40	B1	RET
9084		Ash	14	6	4	6	5	3 W	2	3	220	300	270			5.52	96	M	F		Located in private garden. Bifurcates at 0.5m. Deadwood throughout crown. Low laterals on western aspect	Remove deadwood. Raise western aspect to provide 3m clearance	>40	B1	RET
9085		Ash	17	5	3	6	5	1 N	2	3	500	300	250			7.62	182	M	F		Located in private garden. Ivy growth prolific obscuring visual assessment. Low laterals on western aspect. Of fine arb merit	Sever Ivy. Lift western aspect to provide 3m clearance	>40	B1	RET
9086		Hawthorn	6	4	4	3	4	3 N	2	3	290	370	240			6.34	126	M	F		Located in private garden. Of fine arb merit	No works required at present	20+	B1	RET
9087		Ash	18	4	4	6	4	3 E	2	1	480					5.76	104	M	F		Located in private garden. Deadwood present throughout. Low laterals on western aspect. Of fine arb merit	Remove deadwood. Lift western aspect to provide 3m clearance	>40	B1	RET
9088		Crack willow	7	4	4	1	2	2 S	2	1	750					9.00	254	V	D		Located in private garden. Standing dead tree. Major hollowing in stem. Tree is propped and is likely unstable.	No works required at present	<10	U	U
9089		Pedunculate oak	10	5	3	4	2	5 W	6	1	350					4.20	55	EM	F		Physical access unobtainable and visual assessment hindered by dense understory. No obvious defects observed. Of fine arb merit	No works required at present	>40	B1	RET
9090		Douglas fir	16	4	4	4	4	1 S	1	1	410					4.92	76	EM	F		No obvious defects observed from ground level. Low western laterals encroaching into field. Of fine arb merit	No works required at present	>40	B1	RET
9091		Pedunculate oak	16	7	5	4	5	1 N	4	1	480					5.76	104	M	F		Physical access unobtainable. Ivy clad bus ring full visual assessment. Roadside oak of good arb merit	No works required at present	>40	B1	RET
9092		Robinia	17	7	5	4	4	3 N	5	1	720					8.64	234	V	F		Physical access unobtainable. Dense ivy growth obscuring full visual assessment. Significant retrenchment on east side of crown with large size dead, primary scaffold structure. Veteran tree	Sever Ivy. Remove deadwood	20+	B3	RET
9093		False acacia	17	8	6	4	4	3 N	3	1	880					10.56	350	V	P		Physical access unobtainable. Dense ivy growth obscuring full visual assessment. Primary crown structure is dead and tree is retrenching with vigorous secondary growth, having developed in lower crown from epicormic regrowth. Veteran tree	Sever Ivy. Shorten deadwood by 50% due to roadside location	<10	C3	RET
9094		Ash	10	3	1	2	2	2 N	6	1	380					4.56	65	M	P		Historically twin stem from ground level, second stem has been removed. Tree is clad heavily in ivy with a sparse crown. Of little arb merit	Sever Ivy	20+	C1	RET
9095		Pedunculate oak	9	3	6	6	6	3 W	2	1	540					6.48	132	M	F		Heavily Ivy clad from ground level. Asymmetrical canopy favouring southern aspect. Low canopy to south and west. Ivy obscuring full visual assessment of structural condition	Sever Ivy from ground level. Raise canopy to 3m	>40	B1	RET
9096		Pedunculate oak	9	4	3	2	5	1 S	5	1	430					5.16	84	V	F		Physical access unobtainable due to dense undergrowth. Large deadwood within canopy. 2x longitudinal wounds with deep cavities in structural branches, potential bat roost. Visual assessment of basal condition obscured by undergrowth.	Remove deadwood.	20+	C3	RET
9097		Pedunculate oak	11	6	5	5	5	3 N	4	1	670					8.04	203	M	F		Ivy clad from ground level, obscuring full visual assessment of structural condition. Evidence of ground level change at rooting zone. Historic limb removal with no occlusion at 1m. A fine tree	Sever ivy from ground level	>40	B1	RET
9098		Pedunculate oak	10	5	6	4	4	5 N	6	2	450	310				6.56	135	M	F		Twin stem from ground level, union appears sound. Ivy clad from ground level. High quantity of deadwood throughout	Sever Ivy from ground level. Remove deadwood in southern aspect	>40	B1	RET
9099		Hawthorn	4	2	1	4	1	1 W	3	1	190					2.28	16	M	F		No obvious defects to note. Of fine arb merit	No works required at present	>40	B1	RET
9100		Pedunculate oak	15	6	5	7	7	7 W	6	1	710					8.52	228	V	F		Ivy clad from ground level obscuring full visual inspection. High quantity of large deadwood throughout canopy, up to 250mm diameter. A tree of fine arb merit with a wide spread crown	Sever Ivy by removal of 1m section from ground level. Remove deadwood	>40	B3	RET
9101		Pedunculate oak	15	8	3	4	8	3 E	6	2	540	310				7.48	176	M	F		Bacterial exudations on main stem from ground level to approx 4m up. Asymmetrical growth favouring NE. Sparse canopy with high quantity of dieback. Tree is declining	Remove to ground level	<10	U	U
9102		Pedunculate oak	16	0	6	6	3	3 E	6	2	480	220				6.34	126	M	F		Asymmetrical growth favouring SE. Deadwood within canopy located over ditch, not of significance at present.	No works required at present	>40	B1	RET
9103		Pedunculate oak	14	1	6	7	0	5 E	6	2	620	220				7.90	196	M	F		Twin stem from ground. Asymmetrical crown to east. Dieback within crown extremities. Deadwood present located over ditch. Of little arb merit	No works required at present	20+	C1	RET
9104		Ash	12	2	3	8	1	1 S	5	2	290	270				4.76	71	M	P		Twin stem from ground. Union appears sound. Heavy incline and canopy favouring eastern aspect. Dieback within crown extremities. Of little arb merit	No works required at present	20+	C1	RET
9105		Pedunculate oak	13	4	2	6	1	3 E	5	1	440					5.28	88	M	F		Bacterial exudations present on main stem at ground level. Large quantity of deadwood within crown, located over ditch, not of significance at present. Asymmetrical canopy to east	No works required at present	20+	C1	RET
9106		Ash	13	4	3	2	8	5 N	7	2	390	330				6.14	118	M	F		Twin stem from ground. Cavities present in main bole. 1 stem inclines heavily to east. Deadwood present in eastern aspect.	Remove deadwood in eastern aspect over field.	20+	C1	RET
9107		Pedunculate oak	12	4	4	6	0	6 E	7	1	425					5.10	82	M	F		Ivy clad from ground level. Asymmetrical crown to east. Large deadwood present. Tree of little merit	Sever Ivy. Remove deadwood	20+	C1	RET
9108		Pedunculate oak	10	2	5	0	6	3 S	8	1	370					4.44	62	M	P		Cavity on main stem extends from ground to 2m on southern aspect, exposing decaying heart wood. Sounding mallet reveals internal column of decay up to 2m. Tree in declining health with questionable structural stability	Remove to ground level	<10	U	U
9109		Pedunculate oak	16	6	6	4	8	2 E																	

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				N	S	W	E				1 / mean	2	3	4	5									
9115		Pedunculate oak	15	6	6	4	6	2 N	1	1	515					6.18	120	M	G	Located in private garden, physical access unobtainable. No defects to note, a tree of good arb merit	Raise low laterals on eastern aspect to provide 3m clearance. Remove x1 hanging branch in crown to east	>40	A1	RET
9116		Pedunculate oak	9	0	1	0	7	3 E	1	1	305					3.66	42	EM	F	Located in private garden, physical access unobtainable. Crown heavily asymmetrical to the east. Low canopy on eastern aspect over field. Tree of little arb merit	Raise crown to 3m on eastern aspect	20+	C1	RET
9117		Pedunculate oak	3	3	3	3	3	1 S	1	1	220					2.64	22	SM	F	Roadside individual, no obvious defects. Of little arb merit	No works required at present	>40	C1	RET
9118		Pedunculate oak	17	6	6	8	9	3 E	2	1	890					10.68	358	V	F	Physical access unobtainable due to dense nettle undergrowth. Visual assessment of basal condition also prohibited. Low laterals over footpath and field. Historic limb loss to main stem at 7m and 4m on northern aspect, main stem appears to be hollow at this location, hollowing is likely to have coalesced. A tree of fine arb merit	Raise crown to 3m. Remove deadwood. Reduce by removal of approx 7m off the height and 4m off lateral spread to create a compact, secondary crown, targeting secondary growth points.	>40	B3	RET
9119		Pedunculate oak	11	3	4	4	5	3 S	1.5	1	810					9.72	297	V	F	Physical access unobtainable and full visual assessment of basal condition obscured by dense nettle undergrowth. Fibre buckling present on main stem at approx 1.5m. Main leader has been historically snapped out. Growth form is now squat and round. Power cable running through crown NW to SE. High quantity of deadwood within crown. Two large stubs, one dead/ decaying and one with live growth at the end. Dead stub from past height reduction.	Crown raise to 3m. Remove deadwood. Clear power cable.	20+	C3	RET
9120		Pedunculate oak	18	10	4	6	7	3 NE	2	1	955					11.46	412	OM	F	Low laterals on eastern aspect. Crown beginning to trench with dieback at the extremities. High quantity of deadwood. Power cables running through crown.	Reduce by removal of 7m off the height and 5m off the laterals, to create a contained inner crown. Remove deadwood. Raise crown to 3m. Provide clearance of power line.	>40	B1	RET
9121		Sycamore	12	1	3	5	3	1 E	5	1	430					5.16	84	M	P	Asymmetrical crown to west. Cavities on main stem southern aspect exposing heartwood. High quantity of deadwood in crown to west over path. Tree in decline	Remove to ground level	<10	U	U
9122		Pedunculate oak	17	9	7	6	6	6 W	7	1	790					9.48	282	M	F	Physical access unobtainable due to dense nettle undergrowth. High quantity of deadwood within crown. Visual assessment of basal condition obscured by dense undergrowth.	Remove deadwood within crown	>40	C1	RET
9123		Pedunculate oak	10	0	6	2	5	4 S	5	1	380					4.56	65	EM	F	Poor growth form, asymmetrical canopy to south. Deadwood within crown over path. Of little arb merit	Remove deadwood over footpath	>40	C1	RET
9124		Hazel	4	2	3	2	5	0	1	5	80	60	50	40	30	1.47	7	M	F	Multi stem from ground level. Physical access unobtainable due to dense undergrowth. Deadwood within canopy	Coppice to ground level	20+	C1	RET
9125		Ash	14	5	5	3	4	4 W	5	1	405					4.86	74	M	F	Physical access and visual inspection of basal condition unobtainable due to dense undergrowth. High quantity of deadwood within crown. Service cables running through canopy. Asymmetrical canopy to east	Remove deadwood. Provide clearance to service lines.	20+	C1	RET
9126		Holly	7	2	4	2	2	3 W	4	2	180	170				2.98	28	M	P	Physical access and visual inspection of basal condition unobtainable due to dense undergrowth. Sparse crown with yellowing foliage. Located within ditch area. Of little arb value	No works required at present	<10	C1	RET
9127		Pedunculate oak	16	7	8	10	8	2 S	6	1	790					9.48	282	M	F	No obvious visual defects at the base. Deadwood present located over ditch area and path to west. A tree of fine arb merit	Remove deadwood over path to west	>40	B1	RET
9128		Pedunculate oak	14	5	5	5	5	3 E	4	1	840					10.08	319	M	F	No obvious defects from ground. Fibre buckling present at 1m on southern aspect of main stem. Deadwood throughout canopy. Service cables running through crown. Ivy has been severed and died back	Remove deadwood from canopy. Clear service cables	>40	B1	RET
9129		Ash	10	2	3	3	2	4 W	6	1	205					2.46	19	EM	F	Ivy clad from ground level. Twin stem from 3m, unable to assess union due to presence of ivy. Of fine arb merit	Sever ivy from ground level	>40	B1	RET
9130		Pedunculate oak	16	3	5	6	4	4 S	4	1	400					4.80	72	M	F	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Ivy clad from ground level. No obvious defects, of fine arb merit	Sever ivy from ground level	>40	B1	RET
9131		Field maple	7	3	2	2	2	2 N	4	1	345					4.14	54	M	F	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Growing in hedgerow. Of little arb merit	No works required at present	20+	C1	RET
9132		Pedunculate oak	14	6	6	6	6	4 E	5	1	750					9.00	254	M	F	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Roadside assessment. High quantity of large deadwood within canopy. Ivy has been severed and has died back. Low branches on eastern aspect over field. Of fine arb merit	Remove deadwood. Raise eastern aspect of crown to provide 3m clearance from ground	>40	B1	RET
9133		Pedunculate oak	14	7	8	8	6	2 S	4	1	830					9.96	311	M	F	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Roadside assessment. High quantity of large deadwood in with crown. Ivy has been severed and has died back. X1 over extended lateral to SW with little foliage. Low canopy over field to east. Of fine arb merit	Remove deadwood. Raise canopy over field to east to provide 3m clearance. Reduce over extended SW lateral by 4m to suitable secondary growth points	>40	B1	RET
9134		Ash	7	3	3	3	3	2 S	4	1	300					3.60	41	EM	F	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Roadside assessment. Early mature ash, no obvious visual defects. Of good arb merit	Sever ivy	>40	B1	RET
9135		Ash	16	9	5	6	7	2 E	5	2	530	270				7.14	160	M	P	Twin stem from ground level with included union. Evidence of ground level change at rooting zone. Large dead limb over road to east. High quantity of deadwood throughout canopy. Dieback evident throughout crown. Of little arb merit	Remove deadwood. Reduce canopy spread and height by 3m	>40	C1	RET
9136		Pedunculate oak	10	2	2	4	4	4 S	6	1	700					8.40	222	M	D	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Roadside assessment. Dead tree encapsulated in ivy	Remove to ground level	<10	U	U
9137		Pedunculate oak	17	7	7	7	8	4 W	5	1	1050					12.60	499	M	F	Evidence of ground disturbance in between buttress roots. Probe enters approx 20cm underground. Good buttress formation, not thought to be of significance at present. Bifurcates at approx 5m, union appears sound. Some deadwood within canopy. A tree of good arb value	Remove to ground level	>40	B1	RET
9138		Pedunculate oak	16	8	7	3	3	4 W	3	1	760					9.12	261	M	F	Evidence of ground disturbance in rooting zone. Probe enters approx 30cm inward between buttress roots on western aspect. Good buttress formation, not thought to be of significance at present. Bifurcates at approx 3m, union appears sound. Ivy clad from ground level. High quantity of deadwood within crown. Low laterals over field to south	Sever ivy. Remove deadwood. Raise over field to provide 3m clearance.	>40	B1	RET
9139		Pedunculate oak	7	1	6	0	1	2 S	2	1	310					3.72	43	EM	F	Poor form, heavily asymmetrical crown to south. Questionable longevity in current location	Remove to ground level	<10	U	U
9140		Ash	12	2	7	0	4	1 E	6	2	240	290				4.52	64	M	P	Evidence of potential fire damage at base, exposing decayed heartwood on northern aspect at ground level. Ivy clad from ground level. Cavities and cracks prolific on both stems. Matrix of ivy potentially providing vital structural support. Dieback and deadwood throughout	Remove to ground level	<10	U	U
9141		Pedunculate oak	14	7	6	4	2	3 N	5	1	590					7.08	157	M	F	Evidence of potential fire damage at base, exposing decayed heartwood on northern aspect at ground level. Bulging apparent surrounding site of wounding. Ivy clad from ground level. Questionable structural stability. Presence of epicormic frith throughout canopy as a reaction to stress. High quantity of deadwood.	Remove to ground level	<10	U	U
9142		Pedunculate oak	17	7	7	6	7	3 W	4	1	1020					12.24	470	M	F	Good buttress formation. Necrotic bark on eastern aspect at 1m, sounding mallet reveals localised hollowing. Not thought to be of significance at present. Ivy has been severed and has died back, some parts are large and hanging within the canopy over the road. Low laterals to south over field. Deadwood throughout crown. A tree of good arb merit	Remove deadwood and large dead ivy over road. Raise crown over field to provide 3m clearance.	>40	B1	RET

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m2)	Life Stage	Phys. Condition Y-SM-EM-M-OM-V	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
9143		Ash	13	4	4	4	4	3S	4	3	180	220	260			4.63	67	EM	F	Physical access unobtainable and visual assessment of structural condition obscured by dense undergrowth. Roadside assessment. Historic wound to most eastern stem at ground level with some wound wood formation. Not thought to be of significance at present. Low canopy over field to south. Of fair arboricultural merit	Raise over field to provide 3m clearance	20+	B1	RET
9144		Pedunculate oak	10	1	2	0	4	2E	2	1	350					4.20	55	EM	P	Ivy clad from ground level. High quantity of large deadwood and dieback. Sparse crown with poor foliage.	Remove to ground level	<10	U	U
9145		Pedunculate oak	8	0	2	6	0	6S	6	1	390					4.68	69	EM	P	Potentially historically struck by a vehicle. Wounding to main stem at ground level on northern aspect with resultant crack. Sounding mallet reveals decay extends vertically 2m. Structural integrity compromised. Large deadwood within crown. Of little arb merit	Remove to ground level	<10	U	U
9146		Hornbeam	6	4	4	4	4	2N	2	1	290					3.48	38	EM	G	Low laterals over footpath and road. Cavity to main stem on southern aspect at 3m with good callus formation, not thought to be significant. Of fine arb merit	Raise southern aspect to provide 5m clearance over road and 3m over footpath	>40	B1	RET
9147		Pedunculate oak	5	3	3	3	3	1N	1	1	250					3.00	28	EM	F	Physical access unobtainable due to dense undergrowth. Of poor, sprawling form and low arb merit	Raise over footpath to provide 3m clearance	>40	C1	RET
9148		Pedunculate oak	13	5	5	4	5	3N	2	1	850					10.20	327	V	F	Stag head tree with crown having retrenched to compact form. Cavities on primary stem at 6m, 8m and 9m on SE aspect providing dry habitat spaces with internal hollowing likely to have coalesced. Large basal buttressing. Compact soil beneath crown caused by cattle	No works required at present	>40	A3	RET

Data for trees assessed as groups (TG)

FLAC Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCS	Ht. 1 st Br. (m)	Ht. Can. (m)	Specimen Stem Dia. (mm)	Specimen RPA Rad. (m)	Specimen RPA Area (m ²)	Life Stage	Phys. Condition	Y-SM-EM-M-OM	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	No. of trees retained	Trees retained %
TG9001		Cherry plum	7	4	1.5	3 W	3	110	1.32	5	EM	F		Group of boundary Prunus with presence of ivy on stems. Of little arb merit	No works required at present	20+	C2	RET	7	100.0
TG9002		Cherry plum	2	3	2	1	0	90	1.08	4	EM	F		Of sprawling form and little arb merit	No works required at present	>40	C2	REM	0	0.0
TG9003		Elm	4	2	1	1	1	100	1.20	5	SM	D		Dead elms	Remove to ground level	<10	U	REM	0	0.0
TG9004		Hawthorn, elder	4	3	2	3	3	80	0.96	3	EM	F		Boundary group of little arb merit	No works required at present	>40	C2	RET	4	100.0
TG9005		Blackthorn	3	3	1	3	3	75	0.90	3	EM	F		Boundary group of little arb merit	No works required at present	>40	C2	PRET	2	66.7
TG9006		Pedunculate oak	2	5	2	2 E	2	240	2.88	26	EM	F		Ivy clad on field boundary. Of little arb merit	No works required at present	>40	B2	RET	2	100.0
TG9007		Silver birch	4	9	3	2 N	4	290	3.48	38	M	D		Physical access unobtainable due to dense undergrowth. X4 dead birch stems	Remove to ground level	<10	U	U	0	0.0
TG9008		Pedunculate oak	2	15	4	2 E	6	540	6.48	132	M	F		Pair of oaks inside woodland. Deadwood present, not thought to be of significance at present. Of good arb merit	No works required at present	>40	B2	RET	2	100.0
TG9009		Pedunculate oak, ash	8	10	5	2 E	2	490	5.88	109	M	F		Located in woodland boundary. Deadwood throughout, thought not to be of significance at present	Raise low limbs to east to provide 3m clearance from ground. Remove deadwood in eastern aspect over field	>40	B2	RET	8	100.0
TG9010		Hawthorn, oak	4	8	3	1 E	1	290	3.48	38	EM	F		Asymmetrical growth form due to light suppression from woodland trees. Deadwood present in woodland, not thought to be of significance at present. Group of little arb merit	No works required at present	20+	C2	RET	4	100.0
TG9011		Hawthorn, cherry plum	3	6	2	3 S	2	250	3.00	28	EM	F		Woodland edge group of straggly form. Of little arb merit	No works required at present	20+	C2	RET	3	100.0
TG9012		Pedunculate oak	2	15	5	3 E	4	700	8.40	222	M	F		Pair of woodland edge oaks. Growing out of bank incline. Deadwood and epicormic growth throughout. Low laterals to south over field. Of fine arb merit	Remove deadwood in southern aspect over field. Lift low laterals over field to provide 3m clearance.	>40	B2	RET	2	100.0
TG9013		Hawthorn	3	4	1	3 W	4	130	1.56	8	EM	D		Three dead ivy clad stems, single tree to west.	Remove to ground level	<10	U	U	0	0.0
TG9014		Birch, elm	5	10	2	3 S	3	290	3.48	38	EM	D		Dead/ dying trees	Remove to ground level	<10	U	PRET	3	60.0
TG9015		Elm, hawthorn, holly, sycamore, horse chestnut	7	6	3	2 N	2	180	2.16	15	EM	F		Mixed boundary group. Of little arb merit	No works required at present	20+	C2	RET	7	100.0
TG9016		Stag's-horn Sumach	5	5	4	1	1	160	1.92	12	M	F		Boundary group of sumac. Of little arb merit. Prolific sucker growth	No works required at present	20+	C2	RET	5	100.0
TG9017		Flowering cherry	2	7	4	3 N	2	520	6.24	122	M	F		Located in private garden. Physical access unobtainable. Low laterals on northern aspect over field. Of fine arb merit	Raise northern aspect to provide 3m from ground	>40	B2	RET	2	100.0
TG9018		Pedunculate oak	2	7	4	1 W	1	280	3.36	35	EM	F		No obvious visual defects observed. Low laterals over field to south. Trees of fine arb merit	Reduce low laterals back to source to provide 3m height clearance from ground level over field	>40	B2	REM	0	0.0
TG9019		Cherry plum	9	3	2	1 S	1	100	1.20	5	EM	F		Physical access unobtainable. Group of little arb merit	No works required at present	20+	C2	REM	0	0.0
TG9020		Elm	10	5	2	3 N	4	80	0.96	3	EM	D		Dead / dying roadside elms	Remove to ground level	<10	U	REM	0	0.0
TG9021		Osier	60	4	2	1 S	0	50	0.60	1	EM	G		Group providing shelter belt to road. Of limited arb merit	No works required at present	>40	C2	RET	60	100.0
TG9022		Holm oak	17	3	1	1.5	1.5	90	1.08	4	Y	F		Group lining driveway. Trimmed into box shape to contain canopy. Of fine arb merit	No works required at present	>40	C2	PRET	16	94.1
TG9023		Pedunculate oak	2	13	6	4 S	7	550	6.60	137	M	G		Pair of oaks, one twin stem from ground level. Grown together forming communal canopy. Heavily ivy clad from ground, obscuring full visual inspection of structural condition. Both trees asymmetrical crowns favouring south. Deadwood in canopy to south	Sever ivy from ground level. Remove deadwood on southern aspect	>40	B2	RET	2	100.0
TG9024		Pedunculate oak	5	13	5	5 S	5	400	4.80	72	EM	F		Ivy present within group. No obvious visual defects. Some dieback present. Group of fine arb merit	Sever ivy from ground level.	>40	B2	RET	5	100.0
TG9025		Ash	2	8	3	3 N	4	340	4.08	52	EM	F		Unable to obtain physical access due to dense understory. Trees incline with asymmetrical crowns favouring east. Both trees ivy clad from ground level. Canopies appear healthy. Of fine arb merit	Sever ivy from ground level	>40	B2	RET	2	100.0
TG9026		Hawthorn	2	6	2	3 E	3	180	2.16	15	M	F		Unable to obtain physical access due to dense under growth. Both trees ivy clad from ground level. Asymmetrical canopy favours east toward field. Of little arb merit	Sever ivy from ground level	20+	C2	RET	2	100.0
TG9027		Pedunculate oak	2	11	4	5 E	6	430	5.16	84	M	P		Pair of trees, one with twin stem. Both declining in health, dieback apparent with large quantity of deadwood. Heavy inclines to east.	No works required at present	10+	U	U	0	0.0
TG9028		Aspen	15	13	4	3 S	3	190	2.28	16	EM	F		Approx 5 dead stems within group. Some low laterals to east. All drawn, slender form. Of little arb merit. Service line running though group	Remove dead within group. Clear service line	20+	C2	RET	15	100.0
TG9029		Aspen	50	3	1	0	1	35	0.42	1	Y	F		Natural regeneration of young aspen. Service line running through group. Of little arb merit	No works required at present	>40	C2	RET	50	100.0
TG9030		Cherry plum	20	3	3	1	1	45	0.54	1	SM	F		Roadside group, of little arb merit	No works required at present	20+	C2	RET	20	100.0
TG9031		Holly, hazel, elm, birch	30	5	2	1	1	200	2.40	18	EM	F		Fair-poor physiology. Numerous dead stems within group, including larger birch tree. Deadwood present throughout. Group of little arb merit	Remove deadwood and dead stems from within group	10+	C2	RET	30	100.0
TG9032		Ash	2	15	5	7 N	7	450	5.40	92	M	P		Pair of ash in declining health. Asymmetrical canopy to east. High quantity of deadwood in both trees	Remove to ground level	<10	U	U	0	0.0
TG9033		Ash	2	11	3	3 W	4	305	3.66	42	EM	P		Pair of ash. Ivy clad. One tree is dead, the other is declining. Prolific ivy from ground to top of canopy. Of little arb merit. Physical access unobtainable due to undergrowth	Remove to ground level	<10	U	U	0	0.0
TG9034		Leyland cypress	4	17	4	0	1	380	4.56	65	M	F		Group of x4 leylandii cypress. X1 snapped hanging branch in tree furthest west. Group of little arb value	Remove and tidy snapped branch. Crown raise to provide 3m clearance over field	20+	C2	RET	4	100.0
TG9035		Pedunculate oak	2	15	7	2 W	4	500	6.00	113	M	F		Ivy clad from ground level. Dead hawthorn in between stems. Low laterals over field to east. Deadwood throughout	Crown raise to provide 3m clearance over field. Remove deadwood. Remove dead hawthorn stem	>40	B2	RET	2	100.0
TG9036		Cherry plum	2	5	3	3 S	4	340	4.08	52	M	P		Both trees reveal hollowing in main stem, cavities, exposed heartwood and bark necrosis. Of no arb value	Remove to ground level	<10	U	U	0	0.0
TG9037		Pedunculate oak, ash	2	12	6	1 SW	2	720	8.64	234	M	F		Both trees twin stemmed from ground level. Ivy clad, obscuring full visual inspection of unions. Deadwood present throughout both canopies. Low crowns over field to south. Of fine arb merit	Sever ivy. Raise canopies to provide 3m clearance on southern aspect. Remove deadwood	20+	C2	RET	2	100.0
TG9038		Hawthorn	2	5	3	2 S	4	170	2.04	13	M	F		Both trees heavily ivy clad. Supressed form, with dense foliage in the lower crowns. Of little arb merit	Sever ivy	20+	C2	RET	2	100.0

Data for hedgerows (HR)

FLAC Ref. No.	Species	Ht. (m)	Mean Width (m)	Length (m)	Mean Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	Length retained (m)	Percentage retained %
HR9001	Elder, hawthorn	5	3	55	80	M	F	Physical access unobtainable. Of little arb merit	No works required at present	20+	C2	RET	55	100.0
HR9002	Willow	4	5	23	120	EM	F	Physical access unobtainable. Of fair arb merit	No works required at present	>40	B2	RET	23	100.0
HR9003	Hazel	3	3	54	70	EM	F	Physical access unobtainable. Of fair arb merit	No works required at present	>40	B2	PRET	48	88.9
HR9004	Hazel, blackthorn, hawthorn	2	3	44	60	EM	F	Physical access unobtainable. Of little arb merit	No works required at present	>40	C2	RET	44	100.0
HR9005	Bramble, hawthorn	3	3	142	40	SM	F	Of little arb merit	No works required at present	>40	C2	RET	142	100.0
HR9006	Elm, hazel, hawthorn, plum, ash	4	3	237	50	EM	F	Numerous dead stems within hedgerow. Of fair-poor physiology. Of little arb merit	Remove dead stems within hedgerow	20+	C2	RET	237	100.0
HR9007	Elm, hazel	3	3	10	40	EM	F	Numerous dead elm within hedgerow. Of little arb value	Remove dead stems within hedgerow	10+	C2	RET	10	100.0
HR9008	Hawthorn	2	2	12	20	SM	F	Of poor form and little arb merit	No works required at present	20+	C2	RET	12	100.0
HR9009	Elm	3	3	81	20	EM	F	Of little arb merit	No works required at present	<10	C2	RET	81	100.0
HR9010	Aspen	8	4	38	60	SM	F	Of little arb merit	No works required at present	>40	C2	RET	38	100.0
HR9011	Elm, hawthorn plum	4	4	27	45	EM	F	Of little arb merit	No works required at present	>40	C2	RET	27	100.0
HR9012	Elm, hawthorn, elder	6	3	42	40	EM	F	Of little arb merit	No works required at present	>40	C2	RET	42	100.0
HR9013	Hazel	8	2	14	30	EM	F	Of fair arb merit	No works required at present	20+	B2	RET	14	100.0
HR9014	Elm, hawthorn, plum, ash	8	4	64	60	SM	F	Of little arb merit	No works required at present	>40	C2	PRET	60	93.8

Data for hedges (H)

FLAC Ref. No.	Species	Ht. (m)	Mean Width (m)	Length (m)	Mean Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+, 20+, >40	QV Grade U-A-B-C	Proposal
H9001	Cherry and Portuguese laurel	2	2	20	50	M	G	Cherry laurel and Portuguese laurel hedge in private driveways. Of fine arb merit	No works required at present	20+	B2	RET

OVERVIEW SHEET - NOT TO SCALE



5m 10m 20m 30m 40m 50m

CAUTION: THIS DRAWING IS
INTENDED TO BE READ IN COLOUR

SHEET 1 of 2



Client
Bloor Homes (Southern) and the
University of Reading

Instruction
Hyde End Road

Instruction ref.
CC44-1023

Dwg title
Tree Survey & Retention &
Removal Plan

Dwg no.
44-1023.02

Date
31.03.25

Scale
Overview sheet NTS
Detail sheets 1:500 @ A0

Key

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

● Tree crowns

● Trees for removal to
facilitate development

● Trees for removal for
arboricultural reasons

● National tree root
protection area - RPA

● Veteran tree buffer (BGR
Regs. 2024)

● Veteran tree crown
hatch (BGR Regs. 2024)

● MAGIC boundary -
Ancient & Semi-Natural
Woodland

● Minimum 15m Ancient
Woodland buffer

Notes

Do not scale off dwg - refer to tree
survey data schedule for crown
spreads etc

Tree / woodland group outlines
follow the topo survey or survey
data where materially larger

All tree positions are indicative
(marked *) unless a topo survey
has been provided to FLAC

Any trees omitted from topo
survey are located indicatively

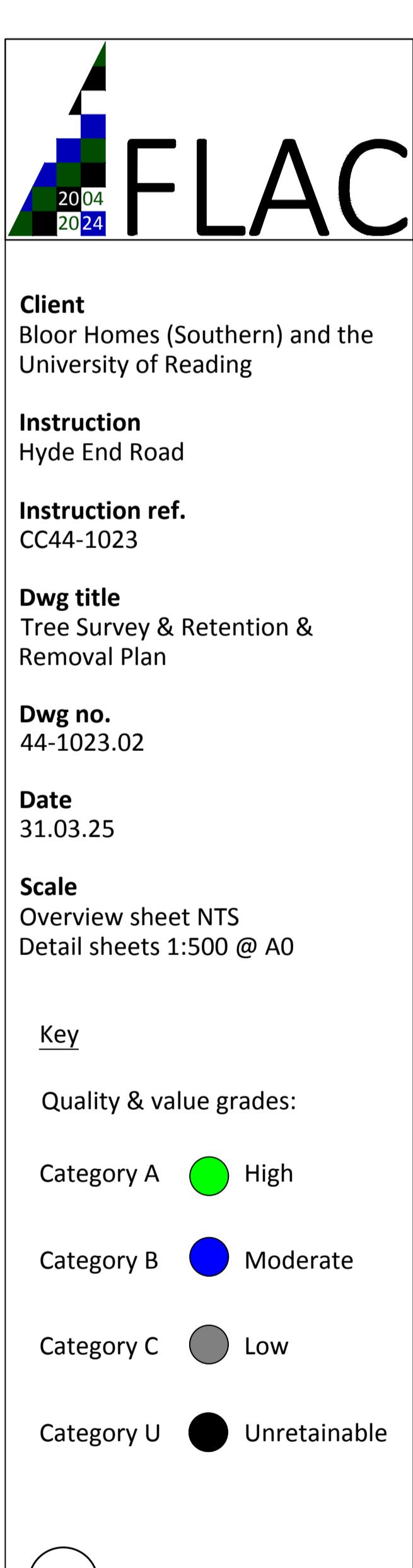
RPA for hedges or hedgerows to be
taken as 3m from the centreline,
half the height or width + 2m each
side, whichever is the greater

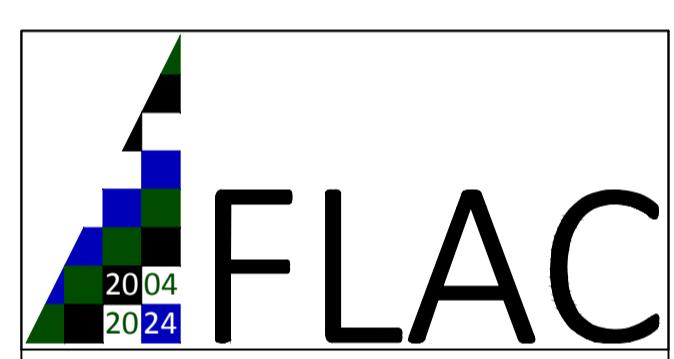
Notes on potential habitat features
are for guidance only: ecological
assessment is recommended

Drawn to N unless otherwise
indicated



High Copse





Client
Bloor Homes (Southern) and the University of Reading

Instruction
Hyde End Road

Instruction ref.
CC44-1023

Dwg title
Tree Survey & Retention & Removal Plan

Dwg no.
44-1023.02

Date
31.03.25

Scale
Overview sheet NTS
Detail sheets 1:500 @ A0

Key

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

Tree crowns

Trees for removal to facilitate development

Trees for removal for arboricultural reasons

Notional tree root protection area - RPA

Veteran tree buffer (BGR Regs. 2024)

Veteran tree crown hatch (BGR Regs. 2024)

MAGIC boundary - Ancient & Semi-Natural Woodland

Minimum 15m Ancient Woodland buffer

Notes

Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

Tree / woodland group outlines follow the topo survey or survey data where materially larger

All tree positions are indicative (marked *) unless a topo survey has been provided to FLAC

Any trees omitted from topo survey are located indicatively

RPA for hedges or hedgerows to be taken as 3m from the centreline, half the height or width + 2m each side, whichever is the greater

Notes on potential habitat features are for guidance only: ecological assessment is recommended

Drawn to N unless otherwise indicated

5m 10m 20m 30m 40m 50m

CAUTION: THIS DRAWING IS
INTENDED TO BE READ IN COLOUR

SHEET 1 of 2

Notes

Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

Tree / woodland group outlines follow the topo survey or survey data where materially larger

All tree positions are indicative (marked *) unless a topo survey has been provided to FLAC

Any trees omitted from topo survey are located indicatively

RPA for hedges or hedgerows to be taken as 3m from the centreline, half the height or width + 2m each side, whichever is the greater

Notes on potential habitat features are for guidance only: ecological assessment is recommended



Client
Bloor Homes (Southern) and the University of Reading

Instruction
Hyde End Road

Instruction ref.
CC44-1023

Dwg title
Tree Protection Plan (Outline)

Dwg no.
44-1023.03

Date
31.03.25

Scale
Overview sheet NTS
Detail sheets 1:500 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

Retained trees

Notional tree root protection area - RPA

Veteran tree buffer per Natural England Standing Advice 15x stem dia.

Veteran tree crown hatch (BGR Regs. 2024)

FLAC Type 1 tree protection fencing (TPF), see Inset sketch 1

New permanent hard surfacing constructed to no-dig principles

Position of temporary ground protection (see Inset sketch 2)

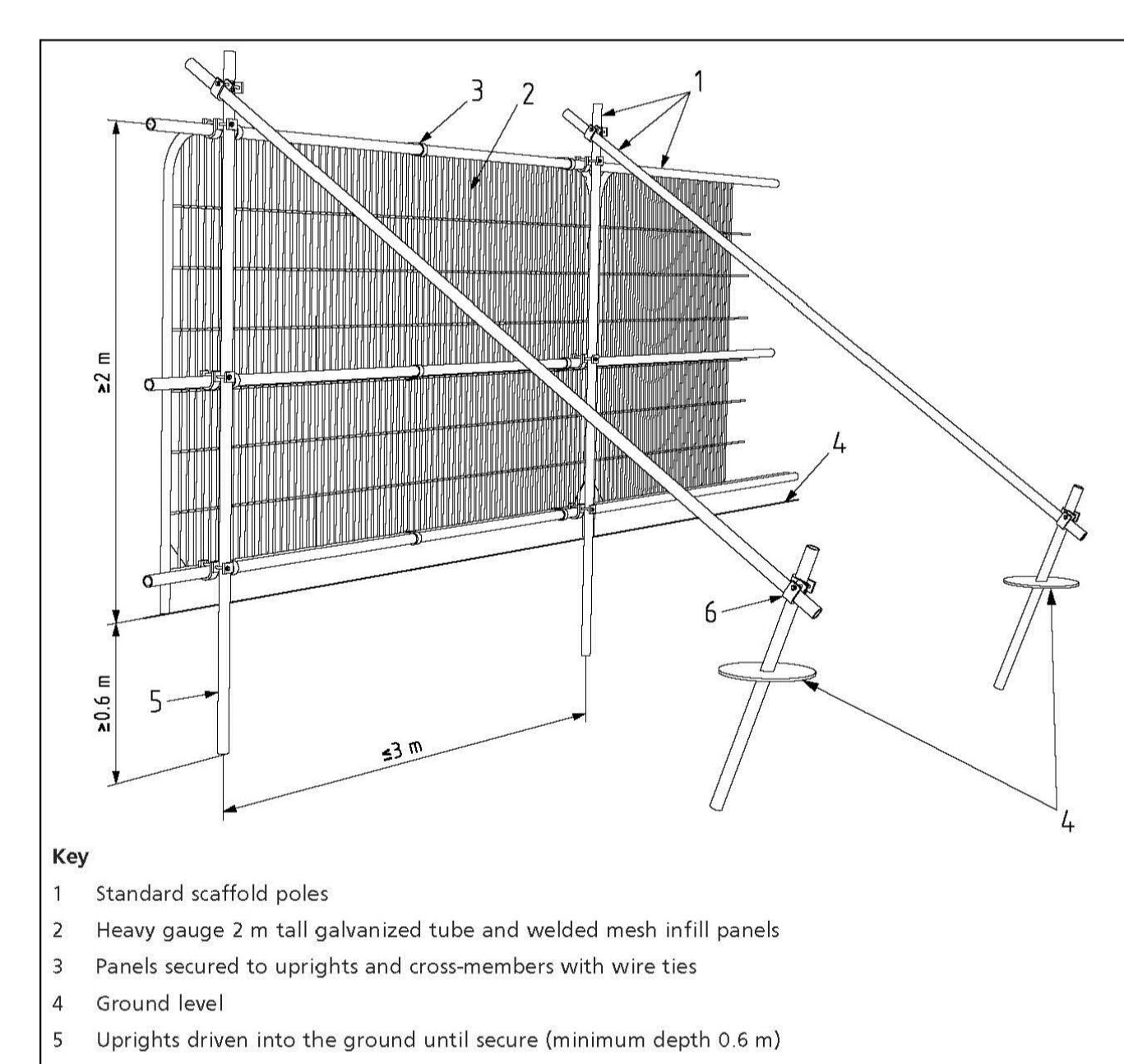
MAGIC boundary - Ancient & Semi-Natural Woodland

Minimum 15m Ancient Woodland buffer

The Old Rectory, Park Lane, Binham
BREDFORD, NR4 2NU
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enquiries@flac.uk.com
www.flac.uk.com

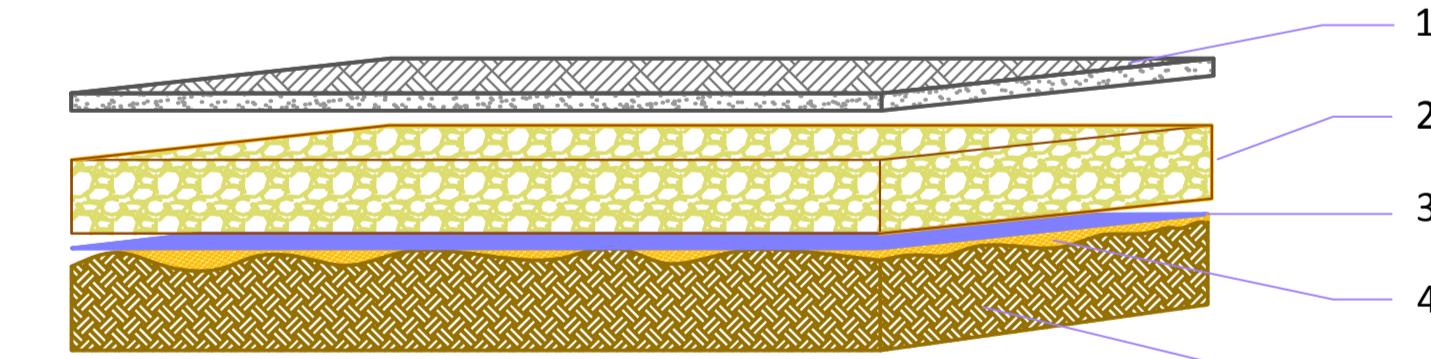


INSET SKETCH 1 - FLAC TYPE 1 TREE PROTECTION FENCING



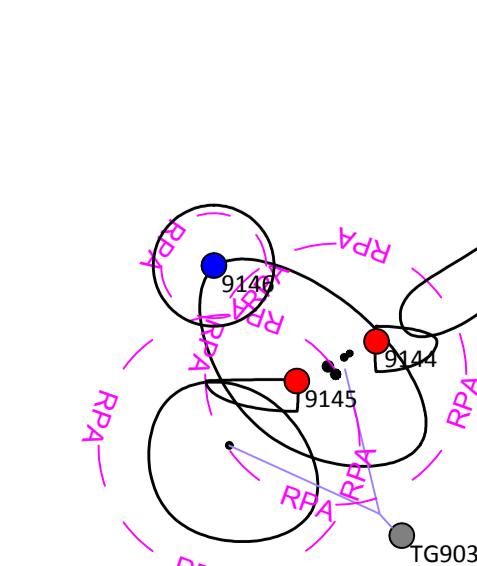
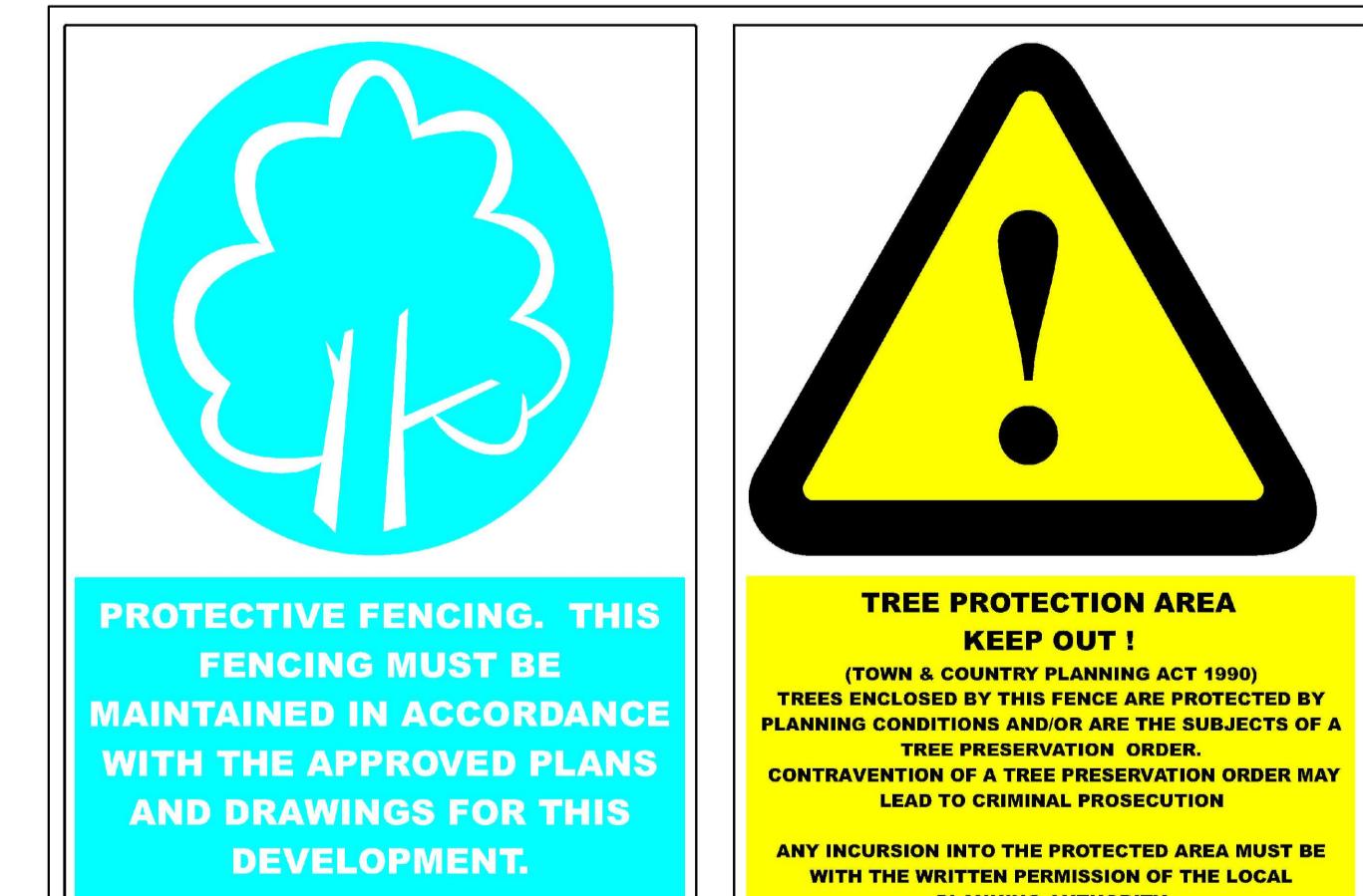
High Copse

INSET SKETCH 2 - EXAMPLE GROUND PROTECTION FOR <2T ACCESS



1. Proprietary boarding system capable of forming construction access for vehicles (e.g. Greentek Ground Guards)
2. If surface roots are visible on woodland surface a 150mm depth compression-resistant fill (e.g. woodchip) - must be replenished if compression occurs. Where no surface roots are seen boards may be laid directly on leaf litter within woodland
3. Geotextile (e.g. Terram 1000)
4. Sharp sand loose tipped & lightly tamped to level significantly uneven ground
5. Undisturbed soil containing tree roots

EXAMPLE ALERT & PROHIBITION SIGNAGE TO BE FIXED TO
TREE PROTECTION FENCING



TREE PROTECTION PHASING SCHEDULE

The following phasing schedule shall be strictly adhered to:

1. Pre-start site meeting (refer to Arboricultural Method Statement)
2. Implementation of physical tree protection (= establishment of Construction Exclusion Zone)
3. Audit of installation of tree protection measures by FLAC
4. Primary construction
5. Secondary construction including hard landscaping
6. Removal of physical tree protection measures
7. Soft landscaping
8. Post-completion tree condition check by FLAC

ARBORICULTURAL SUPERVISION SCHEDULE

General

- Pre-start meeting with contractors
- Audit of enabling tree works & tree protection system, fencing and ground protection
- 2x weekly visits
- 2x fortnightly visits
- 3x monthly visits
- Quarterly visits until completion, inc. of soft landscaping
- Adjustments of TPF from primary to secondary alignments
- All/any works within the root protection areas (RPAs) including commencement of installation of new permanent hard surfacing

CAUTION: THIS DRAWING IS INTENDED TO BE READ IN COLOUR

SHEET 2 of 2

Notes

Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

Tree / woodland group outlines follow the topo survey or survey data where materially larger

All tree positions are indicative (marked *) unless a topo survey has been provided to FLAC

Any trees omitted from topo survey are located indicatively

RPA for hedges or hedgerows to be taken as 3m from the centrelne, half the height or width + 2m each side, whichever is the greater

Notes on potential habitat features are for guidance only: ecological assessment is recommended

Drawn to N unless otherwise indicated

Tanner's Copse



ARBORICULTURAL METHOD STATEMENT

A) PRELIMINARY MATTERS

1. Prior to any ground modelling, demolition or construction work on site, the approved tree works (see FLAC dwg. no. 44-1023.02 or as superseded by full planning consent NB not Outline consent) shall be undertaken by tree contractors (not unskilled personnel)

2. No plant access is permitted for tree work operations within the root protection areas (RPAs) of retention trees, including areas identified for temporary ground protection

3. All approved tree removals shall be undertaken by tree contractors. Each tree shall be cut down to a low stump

4. Trees for removal within the RPA of retention trees shall have their stumps ground out (also by tree contractors)

5. Stumps from felled trees outside of RPAs of retained trees can be grubbed out

B) INSTALLATION OF PHYSICAL TREE PROTECTION MEASURES

6. Following completion of enabling tree works, each phase shall have its full system of physical tree protection measures (barriers and ground protection) installed (i.e. not in piecemeal) in line with the provisions of B55837:2012. These measures comprise:

- Tree Protection Fencing (TPF) to B55837:2012 Figure 2 (see FLAC Type 1 at Inset sketch 1) fitted with all-weather warning signs (see elsewhere on plan)

- Temporary Ground Protection (TGP) designed by engineers to accommodate all anticipated loadings if >2T OR if <2T see Inset Sketch 2 and per B55837:2012 recommendations

- New permanent ground protection constructed to no-dig principles (see separate text on this drawing)

7. The TPF to be installed on the primary alignment (as per the dwg key) prior to any demolition, ground works and construction operations. It is to be left in situ throughout the redevelopment process. Site secure fencing may take the place of tree protection fencing if it is a) suitably robust and b) provides no less protection for above and below ground tree constraints

8. The TGP will be installed at the locations shown by the relevant hatching (see key) prior to any demolition and construction operations, unless behind primary TPF, in which case secondary TPF set-up is required. It is to be left in situ throughout the redevelopment process or in the alternative removed and primary TPF alignment reinstated

C) PROHIBITIONS & PRECAUTIONS

9. The fencing, ground protection and any existing hard surfaces within the root protection areas comprise the Construction Exclusion Zone. Within this zone, the following activities are strictly prohibited during primary demolition (other than as described in Phasing Schedule):

- Excavation / lowering of levels into rootable soil; removal of surface organic matter using hand tools is acceptable; scraping or reduction in depth of topsoil is not

- Existing ditches within either RPAs or VTBs that are to be used for proposal drainage must not be cleaned, improved, re-graded or re-profiled

- Removal of existing hard surfaces (= 'secondary demolition'; see below)

- Grubbing out of redundant buried structures (see below)

- Operation, transit or storage of plant, and storage of materials, including demolition arisings, other than on ground protection

- Storage or handling of any chemical substance injurious to trees, including fuels, oils, lubricants and cement washings

- No services/drainage to be aligned through RPAs except by trenchless methods

- No level changes within RPAs

- Boundary features to avoid continuous excavations or trenching within RPAs

10. The Construction Exclusion Zone shall be established site-wide as set out above, and shall remain in place throughout the redevelopment process. No elements of the physical tree protection shall be removed or altered without prior written consent from the local planning authority.

11. Demolition of superstructures within 3m of tree canopies and / or the construction exclusion zone is an operation with a high potential to damage retention trees ('high-risk operation'), and requires on-site arboricultural supervision by FLAC

12. Within the Construction Exclusion Zone, break-out and replacement of existing hard surfaces and decommissioning of redundant services, including drainage structures, are also high-risk operations and shall be undertaken under site supervision by FLAC

D) METHODS FOR TREE FRIENDLY WORKING

13. Redundant buried structures are preferably disconnected / backfilled and retained in situ; further advice should be sought from FLAC before consideration is given to grubbing them out. Existing hard surfaces within the Construction Exclusion Zone are to be retained and not demolished / removed until completion of primary construction (see Phasing Schedule)

14. The recommendations of B55837:2012 6.2.4.1 shall be strictly observed throughout the demolition and construction process:

B55837:2012 6.2.4.1

Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under the supervision of a barksman, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning should be undertaken where necessary to maintain this clearance

Note: In some instances local planning authority consent for pruning might be required

E) ARBORICULTURAL SUPERVISION & REPORTING

15. All high risk operations (i.e. intra-RPA) require arboricultural supervision. Additionally ongoing inspection of the tree protection measures shall be provided whilst works are in progress. A schedule of supervision is provided elsewhere on this drawing.

A WRITTEN & PHOTOGRAPHIC REPORT WILL BE PROVIDED WITHIN 5 WORKING DAYS OF EACH MONITORING VISIT

LANDSCAPING WITHIN RPAs

After primary construction has been completed the Tree Protection Fencing shall be removed to allow landscaping to take place.

Prior to landscaping commencing the project arboriculturist shall meet the landscape contractors to discuss what is proposed and precautions required.

The following principles shall be followed within the RPA of retained trees:

- No machinery shall pass over the ground unless protected by existing hard surface or temporary ground protection
- If excavation is required, this shall be localised and undertaken carefully by hand tools only ensuring that roots are preserved
- There shall be no changes in levels, unless agreed by the project arboriculturist

PATH CONSTRUCTION USING THREE-DIMENSIONAL CELLULAR CONFINEMENT SYSTEM

In the position shown on this plan by the orange hatching (see key), construction shall be undertaken over the existing ground without excavation using a proprietary three-dimensional cellular confinement system such as Geosynthetics cellweb.

The system shall comprise:

- A porous geotextile membrane laid over the ground
- A three-dimensional cellular confinement system opened out and fixed in place over the membrane
- Edge constraints such as timber sleepers or pinned kerb stones placed on the existing surface
- Crushed, angular stone (20-40mm) with no-fines filled into the cells
- Permeable resin-bonded gravel wearing course over the aggregate to allow gaseous exchange and water infiltration

NOTES: There shall be no construction access over unprotected ground in the locations shown.

The work shall be undertaken during the landscaping phase (see separate box relating to landscaping) after all other construction has been completed

A DETAILED SITE-SPECIFIC CONSTRUCTION DESIGN SHALL BE PREPARED BY AN ENGINEER OR PRODUCT MANUFACTURER PRIOR TO INSTALLATION



Client
Bloor Homes (Southern) and the University of Reading

Instruction
Hyde End Road

Instruction ref.
CC44-1023

Dwg no.
44-1023.03

Date
31.03.25

Scale
Overview sheet NTS
Detail sheets 1:500 @ A0

Quality & value grades:

Category A High

Category B Moderate

Category C Low

Category U Unretainable

Retained trees

Notional tree root protection area - RPA

Veteran tree buffer per National England Standing Advice 15x stem dia.

Veteran tree crown hatch (BGR Regs. 2024)

FLAC Type 1 tree protection fencing (TPF), see Inset sketch 1

New permanent hard surfacing constructed to no-dig principles

Position of temporary ground protection (see Inset sketch 2)

MAGIC boundary - Ancient & Semi-Natural Woodland

Minimum 15m Ancient Woodland buffer

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