Appendix 1

Arboricultural survey and Root Protection Area Plan and BS 5837:2012 Chart for Tree Quality Assessment

BS 5837: 2012 Pre-development Tree Condition Survey

At: 47 Victoria Road, Barnsley, S70 2BU

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Attached separately:

Appendix 2 British Standard BS 5837:2012 Table 1

Appendix 3 Initial Tree Works Schedule Plan

Appendix 4 Protective Fencing Detail, Ground Protection Detail

Appendix 5 Tree Protection, Site Notice and Arboricultural Monitoring Schedule

Appendix 6 Photographs

1.0 Introduction

2.0 Instructions and Brief

2.1 The brief was to undertake a tree survey in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction: Recommendations'.

2.2 Plans supplied by the client were:

- 001-Barnsley- Existing 2 storey building 171215.pdf
- 201 – Barnsley – 2 storey building 171215.pdf
- 202-Barnsley-Apartment building 171215.pdf
- 203-Barnsley-Site layout plan 171215.pdf
- Barnsley- Site location Map.pdf

2.3 The site was surveyed by Selwyn Trees on the 16th and 17th of January 2018 and a detailed inventory of the trees was undertaken. The survey is based on the conditions found on the day (s) and based on the findings of the visit. Quantitative data is provided on tree species, height, diameter, age class, crown spread, British Standard category, crown clearance and brief assessment on tree condition and future potential. Trees found to be structurally dangerous or in poor condition are identified.

2.4 With regards to British Standard BS 5837:2012 'Trees in relation to design, demolition and construction- Recommendations' a calculation has been made for the theoretical Root Protection Areas (RPA) in metres.

2.5 This survey should be regarded as an initial assessment and appraisal of the trees on the site and gives outlines of construction practices around trees to BS 5837:2012 'Trees in relation to design, demolition and construction- Recommendations'

2.6 The location of the trees is shown in the attached map plan. A map showing shade created by the trees is also attached separately.

2.7 Information recorded in the survey includes:

Survey Reference number- Recorded on Tree Survey and tagged on the tree

Species - Species identification is based on visual observation with the common English name given first and the botanical name give in italics. If the species was not identified it is marked with Unidentified.

Tree Heights – These were measured in metres using laser technology. Where access was limited or there was little visibility due to overcrowding heights were estimated.

Stem Diameters – Measured using diameter tape in mm. In the case of grouped trees the largest diameter was recorded.

Crown Spread - The crown spread was measured in meters in the North, South, East and West directions. Where access was limited crown spread was estimated.

Crown Clearance - the height of the first significant branch was measured. Where access or visibility was limited this was estimated.

Age class – trees were recorded as young, semi-mature, early mature, mature, over mature as prescribed in BS 5837:2012.

Condition – tree condition was recorded briefly particularly in respect to structural and/or physiological condition (eg. The presence of decay, physical defects and/or preliminary management recommendations)

Where trees are grouped or in case of woodlands, the condition stated will be typical of the feature. Groups of trees and woodlands are represented and the RPA will be included in the total area shown. The RPA will be calculated by taking an average measurement of stem diameter.

Estimated Remaining Contribution/ Life Expectancy – estimated (eg. Less than 10, 10-20, 20 - 40, 40+)

Retention Category- Corresponds with BS 5837:2012

A - Trees of high quality and value, including visual amenity (sub categories 1, 2, 3). It is usual for such trees to be retained unless the planning merits of a particular scheme or lay-out override.

B – Trees of moderate quality and value, including visual amenity value (sub categories 1, 2, 3). Such trees should be considered for retention

C – Trees of low quality and value including visual amenity (sub categories, 1, 2, 3)

U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years

Sub categories – trees in categories A to C will qualify under one or more of three sub categories (1, 2, 3). Sub categories 1, 2 and 3 are intended to reflect arboricultural and landscape qualities, and cultural values, respectively. This is set out in Appendix 2.

The tree survey lists which sub category applies. Each sub category is intended to have equal weight such that, for example, an A1 tree has the same retention priority as an A2 tree. Some trees could qualify under more than 1 criterion.

Physiological condition

Those trees marked 'Good' can generally be classed as having good overall structural and physiological condition. They usually contribute significantly to the local or site amenity.

Those trees marked 'Fair' can generally be classed as having reasonable structural and physiological condition. They may contain smaller areas of included bark within either major or minor fork junctions. They may be subject to single or multiple fungal invasions, bacterial or virus. They may be subject to minor crown dieback, unusually pale or smaller foliage or have been subjected to outside influences such as restriction of rooting spread, vandalism or mechanical damage, but should be viewed as in generally good overall condition.

Those trees marked 'Poor' can generally be classed as having poor overall structural or physiological condition. They may contain large areas of included bark either within major fork junctions. They may be subject to single or multiple fungal invasions, bacteria or virus. They may contain splits or cracks throughout the branching structure. They may be subject to significant crown dieback or exhibit unusually pale or small foliage. They may be subject to outside influences such as restriction of rooting spread, vandalism or mechanical damage and costly to retain.

Root Protection Area (RPA) –All trees in retention categories A, B and C have their RPA calculated and the RPA figure given represents the radial distance, from the trees trunk, at which barriers should be erected. The calculation for the RPA is as per section 4.6 of BS 5837:2012.

For single stem trees, the RPA should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be determined from Annex D. The calculated RPA for each tree should be capped to 707 m2.

a) For trees with two to five stems, the combined stem diameter should be calculated as follows:

$$\sqrt{(Stem\ diameter\ 1)^2 + (Stem\ diameter\ 2)^2 \ldots + (Stem\ diameter\ 5)^2}$$

b) For trees with more than five stems (not illustrated in Annex C), the combined stem diameter should be calculated as follows:

$$\sqrt{(mean\ stem\ diameter)^2\ x\ number\ of\ stems}$$

N.B. Where all stem diameters were not accessible, this averaging formula has been adopted.

The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system: a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus); b) topography and drainage; c) the soil type and structure; d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

3.0 Observations and Comments

3.1 The Site

3.1.2 The site is the property at 47 Victoria Road, Barnsley, S70 2BU. The site consists of several trees. Victoria Road lies to the south and is also the main access route into the property. Approximately 31 trees were identified. A number of smaller understory

self-set trees and shrubs were also present, but were not measured as they were not significant enough.

3.2 The Trees

3.2.1 Approximately 31 trees were identified on the site. Most of the trees on the site were categorised as B or C. Trees were surveyed if they had a stem diameter above 75mm as per the BS 5837: 2012 guidelines. Trees with stem diameters less than this are classed as too young to be significant. Such trees may be removed. Trees present on the site vary in age from semi-mature to mature. The trees present on the site add to the visual amenity of the area.

3.2.2 The trees have been categorised as to their condition and quality, and this can be used as a guide when determining any trees to be removed. Category A trees are trees of high quality and should if at all possible be considered for retention and incorporated into any planning designs. Category B trees are trees of moderate quality with moderate amenity value. Such trees should be considered for retention but removal may be acceptable if the planning merits of a particular scheme override. Category C trees are generally of low quality and can be removed if desired. However, whilst such Category C trees are of low quality as individuals, they may have a greater wildlife value when present in groups. Therefore the removal of large numbers of such trees should be considered as to the impact on the local environment. Some trees have been specified for removal due to being dead or in poor condition.

3.2.3 It should be noted that there are a number of Category B trees on this site and the removal of all such trees will have an impact on the amenity value of the area and wildlife habitat. It is therefore recommended that whilst the removal of some category B trees may be acceptable, such trees should be retained if possible.

3.2.4 The proposal plans for the site include refurbishment of the existing two storey building, and the removal and rebuilding of the one storey building to the rear. T1 is situated relatively close to the rear building to be removed and rebuilt. Protective fencing should be placed around the RPA of the tree before any construction work starts. The trees running down the east of the site, T2, T3, T4, T5, T6 and T7 will all have their RPAs affected by the proposed driveway. Therefore the driveway should be constructed with a no-dig method and use geotextile ground protection such as Cell Web. These trees may also require pruning work to facilitate construction access. Most of these trees have branches which reach to and over the existing two storey building, so pruning may be required to manage the trees during the proposed refurbishment of the building. These trees also have branches which extend over the boundary into the neighbouring property. General management and maintenance work may therefore be required to manage the trees. Any tree work should conform to British Standard BS3998:2010 'Tree work-Recommendations' and should conform to arboricultural best practice. All tree works should be undertaken by professional arboricultural contractors who have appropriate insurance and experience.

3.2.5 As a general observation the trees on the site appear to have had little maintenance in recent years, and therefore general tree maintenance work has been identified for some trees on the site. Many of the trees were ivy clad, some with significant amounts

of ivy growing on them. The ivy makes trees difficult to inspect as it can conceal hidden defects. A number of trees also had thick understory shrubs and vegetation growing around their bases, which also made inspection of the trees very difficult. It is recommended that ivy is severed, or removed, from the affected trees, and that the areas around the bases of trees cleared of vegetation. Then re-inspection of some of the most affected trees can be undertaken if necessary. There are a number of self-set trees and plants on the site, which are of low value and may be removed as part of maintenance and management of the site.

3.2.6 Tree T8 is situated close to the entrance driveway and its RPA will be affected by the proposed driveway and car park. The other trees also affected by the proposed driveways and car parks are T13, T16, T17, T18, T19, T20, T21, T22, T27. Therefore RPA areas within the proposed car parks and driveways will be constructed with a no-dig method and use geotextile ground protection such as Cell Web. A number of trees are not affected by the current proposals. Some trees on the site have branches overhanging into neighbouring properties and over the pavement and road. Some general management pruning has been recommended for overhanging branches.

3.2.7 Trees T14 and T15 are situated very close to the existing two storey building (approx. 3m). They are both very large and mature. Such mature trees are generally unsuitable to be positioned so close to buildings, as they have large spreading crowns which can cause conflict with structures. Additionally, T15 was observed to have a significant V-shaped union between its two main stems. V-shaped unions have the possibility of failure because the wood in the union is more weakly attached. Therefore it's unlikely that these trees have long term futures because they are in unsuitable positions with regards to the existing building, and T15 has the possibility of failure due to its structure. Removal of these trees would therefore be considered acceptable.

3.2.8 Trees T28 and T29 are both young trees which are not currently of great significance. These trees would be acceptable for removal if there is conflict between them and the proposed driveway from the west of the site.

3.2.9 Overall, we feel that construction on the site as a whole is possible if the current tree merits can be incorporated into the designs.

3.2.10 If any tree removal is deemed necessary for planning merits, then we recommend that a replanting scheme should be designed to compensate for those removed. It is envisaged that such a policy will provide for a more effective long term safeguarding of tree amenity in the area.

4.0 Conclusions

4.1 The proposal is considered to be acceptable from an arboricultural perspective if the existing tree merits can be incorporated into the building designs. In particular, the RPAs of existing trees that have proposed driveways and car parks running through them should be protected from excessive compaction as discussed. The removal of T14 and T15 is considered acceptable as their positions and structures limit their overall future contribution. Facilitative access pruning of trees growing towards the existing buildings may be required to create appropriate clearance. Such recommendations have been given in the tree condition survey and the schedule of

works. Such pruning work should be managed sensitively in accordance with BS3998:2010 Tree Work Recommendations. Of course, there may always be some conflict between trees and proposals, but if trees can be incorporated into planning designs, then the effect of buildings and construction on trees and vice versa may be limited.

4.2 A replanting scheme should be designed to compensate for trees removed. It is envisaged that such a policy will provide for a more effective long term safeguarding of tree amenity in the area. The enhancement of the natural environment as per the strategies set out by the local council, should also be incorporated into the planning designs.

Tree Condition Survey.

The Tree Location and Root Protection Area Plan is attached separately.

5.0 Tree Condition Survey Key:

U = Red

A = Green

B = Blue

B/C = Yellow

C = Grey

DBH – Diameter at Breast Height

Est. Remain. Cont. = Estimated remaining contribution

Some trees were measured as clumps therefore the lengths and depths of these groups were measured instead of N, S, E, W crown spread. For such groups, the lengths were inputted into 'N' sand the depths were inputted into 'E'.

Where access was limited, measurements were estimated.

H = indicates part of a hedge and the measurements are grouped as a hedge

G = indicates shrubs and measurements were taken as part of a group

Some trees may be given two categories.

Ref.	Species	Latin	Age Class	Est. Remain. Cont.	BS		Tree height (m)	Stem DBH (mm)	No. stems	Crown Spread (m)				Crown clear (m)	Structural condition	RPA radius (m)	RPA area m²	Additional comments	Recommendations
					Cat.	Sub. Cat.				N	S	E	W						
T1	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	1	11.76	610	1	6.5	5.9	6.7	6.5	0.6W	Fair	7.3m	168.4	The tree is mature and is ivy clad. Epicormic growth is present at the base of the tree. The main structure of the tree is obscured by ivy. The tree is situated on slightly raised ground, and mounding was observed around the base of the tree. Understory shrubs are present beneath the tree canopy. The tree has a large spreading crown; it has had little maintenance in recent years.	Sever the ivy to aid future inspections. Crown lift lower branches and crown clean to remove deadwood as part of general maintenance. Crown lifting may also be necessary to facilitate construction access. Inspect biennially.
T2	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	15.5	560	1	3.5	3.5	1.9	4.1	5W	Fair	6.7m	141.9	The tree is ivy clad and therefore it is difficult to observe the structure. The tree is situated on the boundary, with some branches overhanging into the neighbouring property. The tree has previously been "topped", resulting in several shooting upright branches. Such branches can be weakly attached therefore should be monitored for signs of failure. The tree has an upright structure and a slightly unbalanced crown, and has thick vegetation underneath it.	Sever the ivy to aid future inspections. Crown lift lower branches and crown clean to remove deadwood as part of general maintenance. Crown lifting may also be necessary to facilitate construction access. Inspect biennially.
T3	Beech TPO 1	*Fagus sylvatica*	Mature	20-40	B	2	19.5	600	1	9	5.3	4.6	6.3	5.5N	Fair	7.2m	162.9	Some ivy is present on the tree making it difficult to observe the structure. The tree has a large spreading crown which overhangs the boundary into the neighbouring property and overhangs the roof the building on the site. The top of the crown was observed to be leaning slightly towards the boundary, and the tree is situated on slightly raised ground. A large wound that has healed effectively was observed	Sever the ivy to aid future inspections. Crown lift lower branches and crown clean to remove deadwood as part of general maintenance. Crown lifting and pruning away from the roof, may also be necessary to facilitate construction access. Inspect biennially.
T4	London plane TPO 1	*Platanus x hispanica*	Early Mature	10-20	C	2	14.0	465	1	3	5.8	9	3.5	4NE	Fair/Poor	5.6m	97.8	The tree is ivy clad and is suppressed by the neighbouring trees. It is situated on slightly higher ground level. The tree has been previously "topped" and therefore has several upright stems in the main canopy. The tree is leaning slightly towards the neighbouring property. as it is	Sever the ivy to aid future inspections. Crown lift lower branches and crown clean to remove deadwood as part of general maintenance. Crown lifting and pruning away from the

																		suppressed by neighbouring trees it may not have a long term future	roof, may also be necessary to facilitate construction access. Inspect biennially.
T5	London Plane TPO 1	*Platanus x hispanica*	Mature	20-40	B	2	16.0	550	1	3.5	7.0	8.0	4.8	6E	Fair	6.6m	136.9	The tree has a large spreading crown and is ivy clad which is obscuring the structure. The tree has codominant stems. Branches are overhanging the boundary towards the neighbouring property. Branches are also leaning on the building on the site and the tree is leaning towards the building. Overall the tree appeared quite balanced.	Sever the ivy to aid future inspections. Crown lift lower branches and crown clean to remove deadwood as part of general maintenance. Crown lifting and pruning away from the roof may also be necessary to facilitate construction access. Inspect biennially
T6	London Plane TPO 1	*Platanus x hispanica*	Early mature	20-40	B	2	16.0	470	1	2.5	5.8	4.5	6.0	4E	Fair	5.6m	99.9	The tree has reaching branches touching the house and overhanging into the neighbouring property. Some deadwood and broken branches are present. Thick understory shrubs present around the tree making access difficult to inspect. Tree is leaning slightly SW	Clear understory shrubs to aid future inspections. Crown lifting and pruning away from the roof may also be necessary to facilitate construction access. Inspect biennially
T7	London Plane TPO 1	*Platanus x hispanica*	Early mature	20-40	B	2	15.2	540	1	2.5	6.9	5.0	5.5	3W	Fair	6.5m	131.9	The tree has a spreading crown, with branches overhanging boundary into neighbouring property. Some ivy is present on the tree and thick understory shrubs are present around the base, making inspection difficult.	Clear understory shrubs and sever ivy to aid future inspections. Some crown lifting may be need to facilitate construction access. Inspect biennially
T8	London Plane TPO 1	*Platanus x hispanica*	Mature	20-40	B	2	18.6	590	1	1.4	3.0	7.5	5.4	4E	Fair	7.1m	157.5	The tree is situated on border with the road. Tree has an unbalanced crown. Pendulous branches are present overhanging the driveway and road. Some ivy is present. Tree is situated on slightly higher ground than level of the site. Understory holly trees are present next to it. Tree is leaning slightly in an east direction.	Crown lift pendulous branches over road and over driveway to facilitate construction access. Sever ivy and clear vegetation around the base of the tree to aid future inspections. Inspect biennially
T9	Beech TPO 1	*Fagus sylvatica*	Mature	20-40	B	2	23	660	1	6.5	5.5	4.8	6.0	2.5N	Fair	7.9m	197.1	The tree has a fair structure. A large wound that has healed is present on the main stem. Branches overhang the road. Some deadwood and some crossing and rubbing branches are present in the crown	Prune low hanging branches overhanging the road. Inspect biennially
T10	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	19.2	515	1	4.7	5	5.5	3.2	6N	Fair	6.2m	120.0	The tree has a spreading crown with branches overhanging the road. A bulging growth is present	Tip reduce low hanging pendulous branches over the

																		at the base of the tree on the west side. There was no mounding observed around the base of the tree and there was no visible decay observed. the tree appeared to be in fair condition	road. Inspect biennially
T11	Lime TPO 1	*Tilia x europaea*	Early mature	10-20	C	2	16.7	440	1	3.0	5.0	3.6	3.2	2S	Fair	5.3m	87.6	A cavity is present on the SE side of the main stem, indicating the presence of some decay. The tree is situated close to the boundary with the road. Branches are overhanging the road. Some deadwood is present in the canopy and some hanging deadwood is present. Sprouting epicormic growth is present at the base of tree, obscuring the base of the tree from detailed inspection.	Monitor cavity for progression of decay. Clear epicormics growth at the base of tree to aid easier inspection. Prune low hanging pendulous branches over road. Monitor annually
T12	Sycamore TPO 1	*Acer pseudoplatanus*	Early mature	20-40	B	2	15.2	370	1	4.3	4.8	3.5	5.5	7NW	Fair	4.4m	61.9	Some ivy is present on the tree, and understory shrubs are present around the base of the tree. Tree has a straight stem, and future growth can be expected	Sever ivy to aid future inspections. Monitor biennially
T13	Sycamore TPO 1	*Acer pseudoplatanus*	Semi-mature	10-20	C	2	16.15	310	1	3.3	2.3	3.2	4.8	6E	Fair	3.7m	43.5	The tree is single stemmed and tall. The tree is being crowded and confined by neighbouring trees. As a result its structure and crown spread is suppressed, and therefore is not significant in comparison to neighbouring trees. Some ivy is present on the tree and some deadwood is present.	Sever ivy to aid future inspections. Crown clean to remove deadwood. Inspect biennially
T14	Beech	*Fagus sylvatica*	Very mature	10-20	B	1	18.6	598	1	4.0	6.7	7.4	5.8	1E	Fair	7.2m	161.8	The tree is very large and is situated in close proximity to the existing building (approx. 3.2m). Some deadwood is present and the tree is situated on sloping ground. The tree is crowding and growing over the property as it has a large spreading crowd. The tree likely has had little to no management in recent years. A tree of this size would likely be unsuitable in such close proximity to an occupied property. Therefore it may not have a long term future.	Tree is mature and is very close to property, therefore would be unsuitable if the property were to become occupied. Therefore removal would be acceptable.
T15	Beech	*Fagus sylvatica*	Very mature	10-20	C	1	25.0	740	1	7.1	4.0	4.5	9.5	1E	Poor	8.9m	247.8	The tree has a large V-shaped union between its two main stems. The stems have merged and trapped the bark between them. V-shaped unions are weaker than U-shaped unions because the wood is more weakly	The significant V-shaped union poses a possible risk of failure. The tree would be unsuitable in such close proximity to an occupied property.

																		attached, therefore failure is possible. The tree is situated very close to the property (3.0m) and is leaning towards the property. The tree has a large crown which is spreading over the property.	Therefore it may not have a long term future. Therefore removal would be acceptable.
T16	Horse Chestnut TPO 1	*Aesculus hippocastanum*	Mature	20-40	B	2	14.3	630	1	4.5	7.0	4.5	5.0	2S	Fair	7.6m	179.6	The tree is leaning slightly towards the road, and branches overhang the boundary towards the road. The tree is situated on slightly raised ground. Some deadwood is present in the crown and lots of understory vegetation surround the tree making inspection difficult.	Clear understory vegetation around the tree to aid future inspections. Prune any low hanging branches over road. Inspect biennially
T17	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	11.8	435	1	5.0	5.0	3.5	3.0	3S	Fair	5.2m	85.6	Branches overhang the road and lots of understory shrubs surround the base of the tree, making inspection difficult. Some deadwood is present in the crown. Overall fair condition	Clear understory vegetation around the tree to aid future inspections. Prune any low hanging branches over road. Inspect biennially
T18	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	17	480	1	5.5	5.0	5.5	3.2	4S	Fair	5.8m	104.2	Tree is set in from the boundary slightly. Its crown is slightly confined by neighbouring trees. Overall fair	
T19	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	18.5	550	1	9.5	5.5	9.9	6.0	3W	Fair	6.6m	136.9	Some sprouting epicormic shoots are present at the base of the tree. The top part of stem was observed to be leaning east. Understory vegetation is present around the base making inspection difficult. The tree leans away from the road. Spreading branches spread into the site (east). The tree has very large spreading lateral branches. Some deadwood is present in the crown	Clear understorey vegetation to aid future inspections. Inspect biennially
T20	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	17.5	480	1	6.3	5.0	4.2	3.5	3S	Poor	5.8m	104.2	The tree is very ivy clad. The stem separates into 3 stems approx. 3-4m high. The stems are leaning east away from the road, but some branches do overhang the road. The tree is situated on slightly higher ground and is slightly confined by neighbouring trees. The stems are upright, therefore there may be V-shaped unions, but these are obscured by ivy, therefore an inspection of the unions was not possible. Some epicormic growths are present sprouting from the base of the tree.	Sever ivy to aid future inspection. Re-inspect unions when ivy has been cleared. Inspect annually

T21	Ash TPO 1	*Fraxinus excelsior*	Early mature	10-20	C	2	17.5	460	1	5.0	6.0	2.3	5.0	3W	Poor	5.5m	95.7	The tree is almost entirely covered in ivy, and appears smothered by it. The structure was very difficult to inspect due to the thick ivy. Some deadwood was observed.	Sever ivy and re-inspect.
T22	Sycamore TPO 1	*Acer pseudoplatanus*	Early mature	20-40	B	2	11.8	358	1	4.1	3.8	2.8	5.0	3S	Fair	4.3m	58.0	Tree is slightly crowded by neighbouring trees and has a fair structure.	
T23	Sycamore TPO 1	*Acer pseudoplatanus*	Early mature	20-40	B	2	10.5	290	1	2.4	2.4	3.3	5.0	5N	Fair	3.5m	38.1	The tree is suppressed by neighbouring trees, and has a slightly unbalanced crown. Ivy is present on the main stem. The tree is leaning north.	Sever ivy to aid future inspections. Inspect biennially
T24	Lime TPO 1	*Tilia x europaea*	Early mature	20-40	B	2	10.5	335	1	4.2	3.7	4.2	4.0	1.5E	Fair	4.0m	50.8	The tree is situated close to the boundary and branches overhang the boundary. The tree is codominant at 2m high, and the union appeared okay. Some deadwood was observed and some crossing branches were observed. The tree is slightly confined by the neighbouring trees.	Prune any low hanging pendulous branches overhanging boundary. Inspect biennially
T25	Lime TPO 1	*Tilia x europaea*	Early mature	20-40	B	2	17.6	470	1	3.8	4.5	4.5	5.0	3N	Fair	5.6m	99.9	The tee has a busy crown and is ivy clad. Some deadwood and hanging dead branches are present. Lots of understory vegetation and shrubs are present around the base of the tree, making inspection difficult. Branches are overhanging the north boundary	Sever ivy and clear understory vegetation around the base of the tree to aid future inspection. Inspect biennially
T26	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	18.0	690	1	5.5	6.0	8.1	8.0	4S	Fair	8.3m	215.4	The tree has a large spreading crown and is covered in thick ivy making inspection difficult. The stem separates into three stems at approximately 3-4m high. The tree is situated on slightly raised ground, and the spreading branches overhang the boundary. Some deadwood is present.	Sever the ivy and crown clean to remove deadwood, and re-inspect.
T27	Sycamore TPO 1	*Acer pseudoplatanus*	Mature	20-40	B	2	16.4	410	1	6.0	5.5	6.8	4.2	5S	Fair	4.9m	76.1	The tree is leaning east. Understory shrubs and vegetation is present around the base of the tree. Overall fair structure.	Cut back understory vegetation to aid future inspections. Inspect biennially.
T28	Hornbeam	*Carpinus betulus*	Young	10-20	C	2	10.3	175	1	4.0	3.7	4.4	2.8	0.6S	Fair	2.1m	13.9	The tree is relatively young with plenty of future growth possible. The tree has low hanging branches, and some understory vegetation is present. The tree is currently too young to be of great significance	Can be removed if it conflicts with the driveway proposal

T29	Hornbeam	*Carpinus betulus*	Young	10-20	C	2	8.2	210	1	2.5	4.8	4.5	3.3	0.5N	Fair	2.5m	20.0	Some deadwood is present. The tree is relatively young with plenty of future growth possible. The tree has low hanging branches, and some understory vegetation is present. The tree is currently too young to be of great significance	Can be removed if it conflicts with the driveway proposal
T30	Lime	*Tilia x europaea* (representative self- set clump of vegetation)	Young/ semi mature	10-20	C	2	11.2	178	1	2.3	1.7	1.8	2.0	0	Poor	2.1	14.3	A tree in a representative clump of self set and understory vegetation. The trees and shrubs are young and are self-set. They are not of high quality	
T31	Holly	*Ilex aquifolium*	Early mature	10-20	C	2	8.2	190	1	2.5	3.1	3.5	2.3	1S	Fair	2.3m	16.3	The tree is an understory tree and is supressed by the larger neighbouring trees. Overall no significant issues	