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INTRODUCTION

1.1 AECOM Infrastructure and Environment UK Ltd (AECOM) have been instructed by Danescroft Land Ltd, on behalf of the group of landowners, to undertake a prepare and submit a written Arboricultural Report in relation to the redevelopment of the Bromley by Bow South site (herein referred to as 'the Site'), allocated as Sub Area 4.1 of the London Legacy Development Corporation (LLDC) Local Plan 2015 to 2031 (Ref. X).

1.2 It is the intention of the landowners to submit an Illustrative Masterplan to the Planning and Policy Decisions Team (PPDT) of the LLDC. This Illustrative Masterplan has been subject to environmental testing, and this report forms part of a series of Environmental Impact Topic Reports which have been produced to form a separate evidence base identifying any potential significant environmental effects of the operation of the maximum extents/parameters of the Illustrative Masterplan, and where further work might be required to support a planning application for development of the Site, or any part thereof.

1.3 The scope of arboricultural work includes a tree survey to BS5837:2012 to assess trees which could be affected by the scheme and identify their quality and benefits and the spatial constraints associated with them. The production of a tree constraints plan to show the tree related constraints in the context of the site, an arboricultural impact assessment to identify the likely direct and indirect impacts of the proposed works and a tree protection plan to show trees to be removed and to set out how those trees which are to be retained can be protected.

Methodology

1.4 The tree survey has been based on the topographical plans for the Site provided (Ref: SSL 12572:250:3:3 by Survey Solutions Ltd and 41907W/1 by CSL Surveys) and was otherwise conducted in accordance with the requirements of BS5837 Trees in relation to design, demolition and construction – Recommendations (BS5837).

1.5 The initial fieldwork was undertaken on the 8th March 2016 and included all trees within or immediately adjacent to the Site boundary where access was available.

1.6 During the surveys dimensional data and observational information were collected. A diameter tape measure was used to measure stem diameters where feasible.

1.7 The fieldwork informing this report has comprised a preliminary, non-intrusive, visual survey undertaken from ground level with the specific intention of evaluating the quality and benefits of trees on Site. Where further inspection is deemed appropriate to ascertain the condition of the tree or other arboreal features, this has been identified within the preliminary management recommendations. Average dimensions or dimensional ranges have occasionally been used where appropriate to best describe features.

1.8 A tree survey schedule is included as Appendix A of this report and this corresponds with the Tree Survey Plan which shows the position of trees and the spatial constraints associated with them. This drawing is included as Appendix B.
GENERAL ARBORICULTURAL PRINCIPLES

General Principles

2.1 Trees are dynamic living organisms which provide essential benefits to society and the wider environment. Any development with the potential to impact on trees must take into consideration the value of trees on Site, the impact of any proposed activity along with any potential future conflicts. Suitable measures to safeguard retained trees or mitigate the loss of trees to be removed will need to be fully considered and may be a condition of planning consent.

2.2 Tree branches and roots frequently grow across Site boundaries and off Site trees can pose a significant constraint and should be carefully considered when assessing the developable space within a Site.

Below Ground Constraints

2.3 Below ground tree roots and the soil environment in which they grow needs to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients and the storage of energy (carbohydrates) for the future growth and function of the tree.

2.4 Roots can be damaged by physical severance or wounding (e.g. following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising soil level effectively buries tree roots at a depth where suitable conditions for growth are less available. Toxic materials discharged into the soil (such as cement based aggregates, fuel and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long term impacts for tree health.

2.5 The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

2.6 The Root Protection Area (RPA) is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. This area is deemed to be particularly important for tree stability, growth, function and health. However roots may extend far greater distances, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water and nutrients). It is generally accepted that tree roots are predominantly located in the upper 1000mm of soil; however roots may develop at deeper levels where conditions allow.

2.7 Root Protection Areas are calculated as per BS5837: 2012 Annexe C, D and Section 4.6.

2.8 The RPA of the existing tree stock is an important material consideration when considering Site constraints and planning development activities. The RPA of significant trees on Site is shown on the Tree Survey Plans included as Appendix B.

2.9 The default position must be that all development, including any associated services will occur outside the Root Protection Areas of retained trees. Where this is unavoidable it may be appropriate to use special measures to install structures, services or surfacing within RPA’s which allow the protection of roots and soil structure which are essential for tree growth and keep any incursion to a minimum.

2.10 Further steps to improve or increase the useable rooting area available to the tree may also be required.
Soils

2.11 On shrinkable clay soil tree growth can lead to the differential movement of structures as moisture is removed from the soil during the growing season. Soils must be carefully assessed and any foundations must be installed following the recommendations of NHBC Standards Chapter 4.2: Building Near Trees (2008) to avoid potential future damage. Where trees which predate existing structures are to be removed this can result in heave as the soils re-wet. The advice of a suitably qualified engineer must be obtained to inform any potential issue of heave, in conjunction with arboricultural advice as required. Specific advice in relation to this issue is beyond the scope of this report.

Above Ground Constraints

2.12 Tree stems and branches can restrict available space on Site. Damage or wounding (including excessive pruning) can significantly reduce the amenity contribution of the tree and may lead to the development of dysfunction and decay with significant long term implications for tree health. The future impact of existing trees should be carefully considered, including individual species characteristics (such as potential future size, fruit fall, shade etc.) and how the tree will interact with any proposed development and future land use. Annual tree growth can lead to direct damage if stems/branches (or roots) come into physical contact with structures and this must also be taken into consideration.
3.1 The Illustrative Masterplan proposals are shown on the drawings included as Appendix C (Ref 266-A-D-100 Illustrative Ground Floor Plan by Karakusevic Carson Architects) which details the proposed redevelopment of the site to include new residential, commercial and retail premises and a new school along with significant areas of public open space.
FIELD OBSERVATIONS
FIELD OBSERVATIONS

The Site

4.1 The site is located along the western bank of the River Lee in the jurisdiction of the London Legacy Development Company to the east of the London Borough of Tower Hamlets and the west of the London Borough of Newham.

4.2 To the immediate south of the site the District and Hammersmith and City underground line runs east to west.

4.3 To the west of the site lies the A12. Current site use is predominantly as a business park with warehouse and office premises, (parts of which are currently derelict) and associated parking areas.

4.4 A Tesco supermarket and petrol station are located within the centre of the site. The site is intersected by Hancock Road to the west and Three Mill Lane which runs through the centre of the site and crosses the River Lee via a single lane bridge.

The Trees

4.5 The trees on Site are comprised of broad leaved species, predominantly false acacia, birch and Norway maple.

4.6 Trees range from young to mature in age and are generally semi mature and typically in fair to good condition.

4.7 A number of trees exhibit structural defects such as weak forks which reduce their suitability for long term retention in high use areas. A small number of false acacia have a degree of canopy dieback reflecting poor physiological condition. A single young silver birch in the Tesco Car Park is partially unstable and is likely to have been hit by a car.

4.8 The most significant trees are the larger specimens located along the bank of the River Lea (within the Conservation Area), within the car parking areas and to the west of the Site adjacent to Hancock Road. These trees provide the greatest amenity and other benefits to the Site and wider locality.
Figure 5: trees with reduced canopies located on the frontage of an in use commercial building to the north of the site.

Figure 6: T68 located within Tesco car park, partially root heaved.
ARBORICULTURAL IMPACT ASSESSMENT
ARBORICULTURAL IMPACT ASSESSMENT

Introduction

5.1 This impact assessment will set out the principal direct and indirect impacts of the Illustrative Masterplan proposals on the trees on Site and set out suitable mitigation measures to allow for the successful retention of significant trees where appropriate. The Tree Protection Plan included as Appendix D illustrates trees to be removed or retained in association with the Illustrative Masterplan.

Trees to be Removed

5.2 Forty trees and tree groups will need to be removed to facilitate the proposed Illustrative Masterplan. Of these, thirty trees, one tree group and part of one tree group have been classified as low quality/BS5837 Category C. Trees of this quality are not generally considered a significant constraint on development.

5.3 An additional two category U tree features (one group and one individual) are also to be removed. These are of very low quality and arguably need to be removed as part of the general management of the site in its current context regardless of the Illustrative Masterplan development proposals. These trees are not considered further in this report.

5.4 The majority of these trees are to be removed due to a direct conflict with the Illustrative Masterplan layout, however T18 is to be removed to ensure reasonable working space and a future clearance of the new building and T19 is to be removed due to its poor quality and isolation following the removal of T18. T60-63 are to be felled due to their low quality which will detract from the future landscaping of the site and likely future shade and nuisance impacts on the proposed residential properties to the north.

5.5 Eight of the trees to be removed are described as moderate quality (BS5837 Category B). Trees of this nature would ideally be retained and incorporated into the design where ever feasible.

5.6 Ten of the trees to be removed are located within or close to the Three Mills Conservation Area. These trees tend to be set back from the riverside edge and their loss will largely be mitigated by the presence of adjacent trees and hedges which are to be retained.

5.7 Where tree loss is unavoidable significant robust new tree planting is likely to be required as mitigation and to ensure that there is a continuity of tree cover and the associated amenity for the site.

5.8 The proposed Illustrative Masterplan layout allows the retention of many of the most significant trees within the site boundary including the group of trees alongside the River Lee to the east of the site and the prominent groups of false acacia to the west of the site.

5.9 Due to the comprehensive redevelopment and the very significant proposed new tree planting and landscaping, tree cover is expected to be increased in association with the Illustrative Masterplan. This also represents an opportunity to increase both the diversity and resilience of trees on site to increase the future benefits provided and reduce the risks associated with a significant concentration of only a small range of species.

5.10 All the remaining trees on site can be retained and protected throughout the proposed works.
Table 1.1 Summary of tree removals, tree works and incursions related to the Illustrative Masterplan.

<table>
<thead>
<tr>
<th>Impact</th>
<th>Category A</th>
<th>Category B</th>
<th>Category C</th>
<th>Category U</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees to be removed to facilitate the Illustrative Masterplan</td>
<td>0</td>
<td>T8, 10, 25, 30, 33, 64, 72, 75</td>
<td>T3, 4, 5, 6, 7, 9, G15 (full), 18, 19, 20, 21, 22, 23, 26, 27, 28, 31, 34, 35, 36, 42, 60, 61, 62, 63, 65, 68, 69, 70, 71, 73, G76 (part)</td>
<td>G24, T66</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>8 individual trees</td>
<td>30 individual trees 1 full tree group 1 part tree group</td>
<td>1 individual tree, 1 full tree group</td>
</tr>
<tr>
<td>Trees to be pruned to facilitate the Illustrative Masterplan</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Trees to be retained and protected

5.11 With the exception of the forty trees/groups to be removed, all the other trees within or immediately adjacent to the site can be successfully retained and protected throughout the proposed Illustrative Masterplan works.

Tree works

5.12 Forty trees or tree groups will require removal to facilitate the Illustrative Masterplan.

5.13 Part of G76 is likely to require pruning or removal to facilitate the installation of the new car parking area to the North. Full access to survey trees in this area was not feasible at the time of the site visit so works to this low quality group of trees will need to be clarified when access is available.

5.14 At this stage no additional tree pruning is likely to be required. Tree removal must be undertaken in such a way so that no damage is sustained to retained trees, this should be easily achievable due to the size of the trees and the existing working space available.

5.15 All works must be undertaken in line with the principles of BS3998:2010 Tree work – Recommendations, by suitably qualified contractors. No tree works are to be carried out by site staff. Should any additional tree works become necessary the advice of an arboriculturist must be sought and the consent of the LPA obtained.

The Future Impact of Retained Trees

5.16 The retained trees will be a sufficient distance from the proposed new structures to avoid significant future conflicts. All retained trees are deciduous and therefore will drop leaves each autumn which may affect adjacent surfaces and lower level guttering. Due to the clearance of the proposed structures this is unlikely to be significant. Where trees develop in proximity to the new structure, parking or areas of access ad hoc pruning may be required to prevent direct damage or an obstruction. This is not likely to be overly onerous or to have a significant negative impact on the health or appearance of the trees.
Outline Tree Protection Measures

5.17 The default position as set out by BS5837:2012 is that retained trees must be protected from construction operations with the erection of robust protective fencing positioned on the outer edge of the RPA or crown spread (whichever is greatest). All Site operations are to be restricted to the area outside of tree protection fencing and this area will form a Construction Exclusion Zone (CEZ) unless agreed otherwise.

5.18 Where access is unavoidable within this area special measures including ground protection must be employed to ensure trees are protected. Protection measures are to be installed as set out in the Tree Protection Plan included as Appendix D of this report.

5.19 The area inside the fence and any additional tree protection measures are to be sacrosanct and must not be removed or altered without the prior approval of the appointed arboriculturist and where appropriate the Local Authority Tree Officer. Any damage to tree protection measures must be reported immediately to the appointed arboriculturist.

5.20 Suitable all weather signage shall be fixed to fencing to notify Site staff and visitors of the construction exclusion zone and its purpose (example included as Appendix E).

5.21 Fencing shall be constructed equivalent to a robust vertical and horizontal scaffold framework with weldmesh panels firmly attached as per BS5837: 2012 Figure 2 (included below).

5.22 Vertical support poles and bracing poles must be located with care to avoid underground utility services and must be sited to avoid the structural roots of retained trees.

5.23 Where fencing must be erected on areas of existing hard surfacing stabilizer struts can be attached to the ground using ground pins.

5.24 The Tree Protection Plans in Appendix D show areas where existing hard surfacing will act as fit for purpose ground protection and will permit limited access within a trees nominal RPA. This is depicted by a blue cross hatch and equates to a construction working area (particularly relevant for T45). Within these zones, access will be permitted but the in situ hard surface must remain intact. If the hard surface is to be replaced the existing surface would ideally be retained to act as a base for the new surface. Specific arboricultural advice must be sought to inform this work if it becomes necessary to amend the surfacing in this area.
Site organisation, storage, use and mixing of materials

5.25 All Site facilities including site huts, staff and contractor parking and areas for storage are to be located outside of the RPA or crown spread of retained trees. There is likely to be ample space on Site to achieve this.

5.26 Due consideration must be given to the spatial clearances required to install, store and operate machinery and materials.

5.27 The use, mixing and washing of materials can lead to run off or inadvertent spillage into tree root zones. Many substances often used on construction sites can be toxic to tree roots (such as concrete, fuels, salts, builders sand and herbicides) and can result in the death of tree roots, beneficial soil organisms and have a significant impact on the future health and appearance of the tree.

5.28 The storage of materials and arisings can result in an effective raised soil level. This buries tree roots at depths where air and water are less available and can lead to the decline or death of the tree.

5.29 For these reasons the storage of materials and any washing, mixing or refuelling must take place in agreed allocated areas at least 5m from the edge of the RPA of retained trees.

5.30 Any slope effect must be taken into account and where there is a potential for run off, heavy duty polythene sheeting and sandbags must be in place as bunding to prevent toxic materials reaching RPAs.

5.31 The movement of machinery, high sided vehicles and plant must be carefully considering in proximity to trees to be retained. In general above ground parts of retained trees will be fenced within exclusion zones to prevent damage. Due consideration must be given to the necessary working space for site operations. Where machinery must operate within 5m of any part of a retained tree a banks man must be in place to ensure damage is not caused.

Services

5.32 No services information has been made available at this stage.

5.33 The default position must be that all services be located outside of the RPA of retained trees. There is likely to be ample space on site to achieve this.

5.34 Where services must be routed within the RPA of a retained tree, the following general principles will apply:

5.35 All services must be bundled as far as possible and installed within RPAs using hand/compressed air excavation (e.g. for shallow service runs) or trenchless techniques such as impact moling (thrust boring) with all access pits and inspection chambers being located outside of the RPA. The route must run as far from the main stem of a retained tree as possible and must be at a minimum depth of 600mm. This operation must take place as specified in a Method Statement. Any water pipes must be constructed so as to be resistant to ingress by tree roots which could include the use of root barriers where appropriate.

5.36 Where existing services become redundant within the RPA of a retained tree the default position must be that they are left in situ. Where this is not feasible the following principles are to be observed.

5.37 Existing services are to be removed by winching out from an access/inspection chamber located outside of any RPA.

5.38 It may be acceptable to fill redundant pipe work with an inert material or undertake pipe bursting where necessary within the RPA of retained tree.
CONCLUSION

6.1 The trees on Site are generally of low to moderate quality and are predominantly semi to early mature. They provide both amenity and screening benefit to the immediate vicinity of the site and surrounding land.

6.2 The proposed Illustrative Masterplan layout will require the loss of thirty eight trees, one full tree group and part of one tree group. The loss of these trees will result in a short term impact on the amenity of the site, however this will not be significant and will be amply mitigated with the proposed new tree planting and landscaping scheme associated with the proposed development.

6.3 In effect this will substantially increase both the number and quality of trees on site and provides an opportunity to increase the resilience and diversity of the local tree stock.

6.4 It has been possible to allow the retention of many of the most significant and highest quality trees which will ensure a continuity of tree cover for the site and will add maturity to the scheme.

6.5 The retained trees on site can be fully protected with temporary tree protection fencing and the careful management of both site activities and materials as set out in this report.
APPENDICES

Appendix A: Tree Schedule
Appendix B: Tree Survey Plans
Appendix C: Development Layout Proposals
Appendix D: Tree Protection Plans
Appendix E: Example Tree Protection Fencing Signage
Appendix F: References
<table>
<thead>
<tr>
<th>Tree ID</th>
<th>Species</th>
<th>Estimated Height (m)</th>
<th>Stem Diameter (m)</th>
<th>Canopy Spread (N)</th>
<th>Canopy Spread (S)</th>
<th>Canopy Spread (E)</th>
<th>Canopy Spread (W)</th>
<th>First Significant Branch (m)</th>
<th>Canopy Clearance (m)</th>
<th>Physiological Condition</th>
<th>Life Stage</th>
<th>Structural Condition</th>
<th>Condition Comments</th>
<th>Preliminary Management Comments</th>
<th>Estimated Remaining Contribution</th>
<th>Category</th>
<th>Root Protection Area (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Hawthorn (Crataegus monogyna)</td>
<td>4</td>
<td>60</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>2.0/N</td>
<td>2.5</td>
<td>Good</td>
<td>Y</td>
<td>Good</td>
<td>Broad leaved cockspur thorn. stake and cage in situ</td>
<td>10+</td>
<td>C1</td>
<td>1.63</td>
<td></td>
</tr>
<tr>
<td>T2</td>
<td>Almond (Prunus dulcis)</td>
<td>5</td>
<td>60</td>
<td>1</td>
<td>1</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5/N</td>
<td>Good</td>
<td>Y</td>
<td>Good</td>
<td>Good</td>
<td>Stake and cage in situ</td>
<td>10+</td>
<td>C1</td>
<td>1.63</td>
<td></td>
</tr>
<tr>
<td>T3</td>
<td>False acacia (Robinia pseudoacacia)</td>
<td>12</td>
<td>290,290</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>5</td>
<td>3.5/W</td>
<td>2</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Compression fork at 1.2m with included bark, upright form. crossing branches, split hanging branch at 5m to north</td>
<td>remove hanging branch (&lt; 3 months)</td>
<td>10+</td>
<td>C1,2</td>
<td>114.09</td>
</tr>
<tr>
<td>T4</td>
<td>False acacia (Robinia pseudoacacia)</td>
<td>18</td>
<td>430</td>
<td>5</td>
<td>3</td>
<td>7.5</td>
<td>3</td>
<td>3.0/NE</td>
<td>2.5</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Failed secondary stem wound at 6m to north east.</td>
<td>10+</td>
<td>C1,2</td>
<td>83.61</td>
<td></td>
</tr>
<tr>
<td>T5</td>
<td>False acacia (Robinia pseudoacacia)</td>
<td>15</td>
<td>360,360</td>
<td>1</td>
<td>7</td>
<td>1</td>
<td>7</td>
<td>3.0/NE</td>
<td>3</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Compression fork at base, access restricted by Pyrocantha. Minor dead wood. 5m clearance of road.</td>
<td>10+</td>
<td>C1,2</td>
<td>175.82</td>
<td></td>
</tr>
<tr>
<td>T6</td>
<td>Cherry (Prunus sp)</td>
<td>6</td>
<td>155</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2.0/S</td>
<td>2</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Within shrub bed. Branches growing into adj security fence, stem located adj to low brick wall.</td>
<td>10+</td>
<td>C1,2</td>
<td>10.86</td>
<td></td>
</tr>
<tr>
<td>T7</td>
<td>Cherry (Prunus sp)</td>
<td>7.5</td>
<td>180</td>
<td>3.5</td>
<td>3.5</td>
<td>3.5</td>
<td>3.5</td>
<td>0.0/NW</td>
<td>2</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Within shrub bed. Branches growing into adj security fence. Imbalanced crown with lateral limb to north west becoming dominant</td>
<td>10+</td>
<td>C1,2</td>
<td>14.65</td>
<td></td>
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<tr>
<td>T8</td>
<td>Field Maple (Acer campestre)</td>
<td>8</td>
<td>275,150,215</td>
<td>4</td>
<td>5</td>
<td>4.5</td>
<td>5</td>
<td>1.5/N</td>
<td>2</td>
<td>Good</td>
<td>EM</td>
<td>Fair</td>
<td></td>
<td>20+</td>
<td>B1,2</td>
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<td>T9</td>
<td>Sycamore (Acer pseudoplatanus)</td>
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<td>170</td>
<td>3.5</td>
<td>3.5</td>
<td>3.5</td>
<td>3.5</td>
<td>2.0/S</td>
<td>1.5</td>
<td>Good</td>
<td>SM</td>
<td>Fair</td>
<td>Supressed to north.</td>
<td>10+</td>
<td>C1,2</td>
<td>13.07</td>
<td></td>
</tr>
<tr>
<td>T10</td>
<td>Tree of Heaven (Ailanthus altissima)</td>
<td>10</td>
<td>325</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>2.5/N</td>
<td>3</td>
<td>Good</td>
<td>EM</td>
<td>Good</td>
<td>Close to petrol station roof and lamp column.</td>
<td>20+</td>
<td>B1,2</td>
<td>47.76</td>
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<tr>
<td>Tree ID</td>
<td>Species</td>
<td>Estimated Height (m)</td>
<td>Stem Diameter (m)</td>
<td>Canopy Spread (N)</td>
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<td>Canopy Spread (W)</td>
<td>First Significant Branch (m)</td>
<td>Canopy Clearance (m)</td>
<td>Physiological Condition</td>
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<td>Structural Condition</td>
<td>Condition Comments</td>
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<td>Estimated Remaining Contribution</td>
<td>Category</td>
<td>Root Protection Area (m)</td>
<td></td>
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<tr>
<td>T11</td>
<td>False acacia (Robinia pseudoacacia)</td>
<td>10</td>
<td>5.0</td>
<td>6.5</td>
<td>7.5</td>
<td>7.5</td>
<td>3.5/S</td>
<td>0.5</td>
<td>Poor</td>
<td>M</td>
<td>Fair</td>
<td>Dogback in upper canopy, deadwood 10cm diameter over verge, limb to south becoming over extended.</td>
<td>Crown reduce by 3m to rebalance canopy, (&lt; 3 months) Remove dead wood (&lt; 3 months)</td>
<td>10+</td>
<td>C1</td>
<td>146.92</td>
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<tr>
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<td>False acacia (Robinia pseudoacacia)</td>
<td>5.5</td>
<td>75</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>n/a</td>
<td>n/a</td>
<td>Fair</td>
<td>Y</td>
<td>Fair</td>
<td>Coppiced, thorn covered stems will require constant cutting back to clear footway</td>
<td>Fell and poison stump (When funds allow)</td>
<td>&lt;10</td>
<td>U</td>
<td>1.38</td>
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<td>Tree of Heaven (Ailanthus altissima)</td>
<td>10</td>
<td>440</td>
<td>6</td>
<td>7</td>
<td>7</td>
<td>2.0/N</td>
<td>1.5</td>
<td>Good</td>
<td>EM</td>
<td>Fair</td>
<td></td>
<td></td>
<td>20+</td>
<td>B1,2</td>
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<td>Horse Chestnut (Aesculus hippocastanum)</td>
<td>9</td>
<td>220</td>
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<td>3</td>
<td>3.5</td>
<td>3</td>
<td>2.5/E</td>
<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td></td>
<td></td>
<td>10+</td>
<td>C1,2</td>
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<td>90</td>
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<td>1.5</td>
<td>1.5</td>
<td>n/a</td>
<td>n/a</td>
<td>Fair</td>
<td>Y</td>
<td>Fair</td>
<td>Self-set group with Robinia sp. forming southern 40%</td>
<td></td>
<td>10+</td>
<td>C2</td>
<td>73.51</td>
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<td>395</td>
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<td>5</td>
<td>-4.5</td>
<td>5</td>
<td>2.0/N</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Dog logged main stem</td>
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<td>20+</td>
<td>B2</td>
<td>70.56</td>
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<td>False acacia (Robinia pseudoacacia)</td>
<td>14</td>
<td>550</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>1.5/E</td>
<td>2</td>
<td>Fair</td>
<td>EM</td>
<td>Fair</td>
<td>Compression fork at 1.5m, affected limb with relatively little end weight, deadwood less than 100mm diameter over verge</td>
<td></td>
<td>20+</td>
<td>B1,2</td>
<td>136.79</td>
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<td>False acacia (Robinia pseudoacacia)</td>
<td>6</td>
<td>330</td>
<td>4</td>
<td>3</td>
<td>9</td>
<td>3</td>
<td>0.5/W</td>
<td>Fair</td>
<td>EM</td>
<td>Poor</td>
<td>Imbalanced canopy, canker at 4m to east, small cavity on lower stem to west at 1m extends in less than 7cm. Sounds normal.</td>
<td></td>
<td>10+</td>
<td>C1,2</td>
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<td>Canopy Spread (S)</td>
<td>Canopy Spread (E)</td>
<td>Canopy Spread (W)</td>
<td>First Significant Branch (m)</td>
<td>Canopy Clearance (m)</td>
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<td>Life Stage</td>
<td>Structural Condition</td>
<td>Condition Comments</td>
<td>Preliminary Management Comments</td>
<td>Estimated Remaining Contribution</td>
<td>Category</td>
<td>Root Protection Area (m)</td>
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<td>T19</td>
<td>False acacia (Robinia pseudacacia)</td>
<td>14</td>
<td>465</td>
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<td>6</td>
<td>5</td>
<td>4.0/S</td>
<td>4.5</td>
<td>Poor</td>
<td>EM</td>
<td>Poor</td>
<td>Deadback in crown, deadwood over verge 100mm diameter +. Compression fork at 3m. Remove dead wood (&lt; 3 months)</td>
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<td>C1,2</td>
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<td>Norway Maple (Acer platanoides)</td>
<td>7.5</td>
<td>260</td>
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<td>3.5</td>
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<td>2.0/N</td>
<td>2</td>
<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>Fair</td>
<td>Crown reduced with 2.5m regrowth, no access.</td>
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<td>1.5/S</td>
<td>3</td>
<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>Crown reduced with 4m regrowth</td>
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<td>SM</td>
<td>Fair</td>
<td>Crown reduced with 0.5m regrowth</td>
<td>10+</td>
<td>C1,2</td>
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<td>Cherry (Prunus sp)</td>
<td>4.5</td>
<td>120</td>
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<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>Crown reduced with 0.5m regrowth</td>
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<td>Tree of Heaven (Ailanthus altissima)</td>
<td>6</td>
<td>80</td>
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<td>n/a</td>
<td>n/a</td>
<td>Good</td>
<td>Y</td>
<td>Fair</td>
<td>Self-set group growing into iron railings. Many stems derived from previously felled stumps. no access</td>
<td>&lt;10</td>
<td>U</td>
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<td>SM</td>
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<td>Canopy Spread (S)</td>
<td>Canopy Spread (E)</td>
<td>Canopy Spread (W)</td>
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<td>Life Stage</td>
<td>Structural Condition</td>
<td>Condition Comments</td>
<td>Preliminary Management Comments</td>
<td>Estimated Remaining Contribution</td>
<td>Category</td>
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<td>1.5</td>
<td>2.0/E</td>
<td>Good</td>
<td>Y</td>
<td>Good</td>
<td>Stake and tie in situ</td>
<td></td>
<td>10+</td>
<td>C1</td>
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<td>1.5</td>
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<td>2.0/E</td>
<td>Good</td>
<td>Y</td>
<td>Good</td>
<td>Stake and tie in situ</td>
<td></td>
<td>10+</td>
<td>C1</td>
<td>1.63</td>
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<td>T28</td>
<td>Common Oak (Quercus robur)</td>
<td>4</td>
<td>60</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>2.0/E</td>
<td>Good</td>
<td>Y</td>
<td>Good</td>
<td>Stake and tie in situ, wire tree cage</td>
<td></td>
<td>10+</td>
<td>C1</td>
<td>1.63</td>
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<td>T29</td>
<td>Common Oak (Quercus robur)</td>
<td>4</td>
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<td>1.5</td>
<td>1.5</td>
<td>2.0/E</td>
<td>Good</td>
<td>Y</td>
<td>Good</td>
<td>Stake and tie in situ, wire tree cage</td>
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<td>10+</td>
<td>C1</td>
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<td>T30</td>
<td>Silver Birch (Betula pendula)</td>
<td>12</td>
<td>365</td>
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<td>Good</td>
<td>M</td>
<td>Good</td>
<td></td>
<td></td>
<td>20+</td>
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<td>False acacia (Robinia pseudacacia)</td>
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<td>2.0/W</td>
<td>Good</td>
<td>SM</td>
<td>Fair</td>
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<td>10+</td>
<td>C1,2</td>
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<td>False acacia (Robinia pseudacacia)</td>
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<td>6</td>
<td>6</td>
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<td>Good</td>
<td>EM</td>
<td>Fair</td>
<td>Multiple burls on stem, compression fork at 2m, upright form. Minor dead wood.</td>
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<td>T33</td>
<td>Silver Birch (Betula pendula)</td>
<td>18</td>
<td>450</td>
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<td>3</td>
<td>Good</td>
<td>M</td>
<td>Fair</td>
<td>No access to base due to undergrowth and litter. Dense ivy obscures main stem and forks to 8m surrounded by buddleja and elder all less than 6m tall, 70dbh, 4m spread</td>
<td></td>
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<tr>
<td>T34</td>
<td>Tree of Heaven (Ailanthus altissima)</td>
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<td>350</td>
<td>5</td>
<td>5</td>
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<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>Fair</td>
<td>Obscured by dense ivy, thought to be outside security fence but tbc.</td>
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<td>Silver Birch (Betula pendula)</td>
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<td>125</td>
<td>2</td>
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<td>2</td>
<td>2.0/N</td>
<td>2</td>
<td>Good</td>
<td>Y</td>
<td>Fair</td>
<td>Vehicle impact wounds at base to north affecting 40% circumference, reasonable wound wood</td>
<td></td>
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<td>Norway Maple (Acer platanoides)</td>
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<td>360</td>
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<td>2.5/N</td>
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<td>Good</td>
<td>SM</td>
<td>Fair</td>
<td>Dense ivy and litter at base restrict access close to lamp columns</td>
<td></td>
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<td>Norway Maple (Acer platanoides)</td>
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<td>170</td>
<td>4</td>
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<td>4</td>
<td>3.5/N</td>
<td>3.5</td>
<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>No access beyond fence. Tree assessed from Tesco car park.</td>
<td></td>
<td></td>
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<tr>
<td>T38</td>
<td>Ornamental Pear (Pyrus chanticleer)</td>
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<td>200</td>
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<td>3.5/N</td>
<td>3.5</td>
<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>No access beyond fence. Tree assessed from Tesco car park.</td>
<td></td>
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<tr>
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<td>Norway Maple (Acer platanoides)</td>
<td>8</td>
<td>200</td>
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<td>3.5</td>
<td>3.5</td>
<td>3</td>
<td>Fair</td>
<td>SM</td>
<td>Fair</td>
<td>Dense ivy restricts assessment.</td>
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<td>Norway Maple (Acer platanoides) Common Alder (Alnus glutinosa)</td>
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<td>Apple (Malus sp)</td>
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<td>Horse Chestnut (Aesculus hippocastanum)</td>
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<td>Goat Willow (Salix caprea)</td>
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<td>Silver Birch (Betula pendula)</td>
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<td>Estimated Height (m)</td>
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<tr>
<td>---------</td>
<td>-----------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>T55</td>
<td>Norway Maple (Acer platanoides)</td>
<td>12</td>
</tr>
<tr>
<td>T56</td>
<td>Norway Maple (Acer platanoides)</td>
<td>14</td>
</tr>
<tr>
<td>T57</td>
<td>Weeping Willow (Salix x chrysocoma)</td>
<td>14</td>
</tr>
<tr>
<td>T58</td>
<td>Larch (Larix sp)</td>
<td>11</td>
</tr>
<tr>
<td>T59</td>
<td>Damson (Prunus domestica)</td>
<td>9</td>
</tr>
<tr>
<td>T60</td>
<td>Goat Willow (Salix caprea)</td>
<td>11</td>
</tr>
<tr>
<td>Tree ID</td>
<td>Species</td>
<td>Estimated Height (m)</td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td>----------------------</td>
</tr>
<tr>
<td>T61</td>
<td>Silver Birch (Betula pendula)</td>
<td>10</td>
</tr>
<tr>
<td>T62</td>
<td>Silver Birch (Betula pendula)</td>
<td>8</td>
</tr>
<tr>
<td>T63</td>
<td>Ash (Fraxinus excelsior)</td>
<td>8</td>
</tr>
<tr>
<td>T64</td>
<td>Silver Birch (Betula pendula)</td>
<td>12</td>
</tr>
<tr>
<td>T65</td>
<td>Alder (Alnus sp)</td>
<td>4</td>
</tr>
<tr>
<td>T66</td>
<td>Silver Birch (Betula pendula)</td>
<td>4</td>
</tr>
<tr>
<td>T67</td>
<td>Common Alder (Alnus glutinosa)</td>
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</tr>
<tr>
<td>Tree ID</td>
<td>Species</td>
<td>Estimated Height (m)</td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td>----------------------</td>
</tr>
<tr>
<td>T68</td>
<td>Silver Birch (Betula pendula)</td>
<td>4</td>
</tr>
<tr>
<td>T69</td>
<td>Silver Birch (Betula pendula)</td>
<td>9</td>
</tr>
<tr>
<td>T70</td>
<td>Cherry (Prunus sp)</td>
<td>6</td>
</tr>
<tr>
<td>T71</td>
<td>Silver Birch (Betula pendula)</td>
<td>8</td>
</tr>
<tr>
<td>T72</td>
<td>Silver Birch (Betula pendula)</td>
<td>13</td>
</tr>
<tr>
<td>T73</td>
<td>Other</td>
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<tr>
<td>G74</td>
<td>Goat Willow (Salix caprea)</td>
<td>8</td>
</tr>
<tr>
<td>Tree ID</td>
<td>Species</td>
<td>Estimated Height (m)</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>T75</td>
<td>Norway Maple (Acer platanoides)</td>
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<tr>
<td>G76</td>
<td>Norway Maple (Acer platanoides)</td>
<td>8</td>
</tr>
</tbody>
</table>
Key to Abbreviations Used in the Survey

<table>
<thead>
<tr>
<th>Ref No</th>
<th>Specific identification number given to each tree or group. T=Tree/H=Hedge/G=Group.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species</td>
<td>Common name followed by botanical name shown in <em>italics</em>.</td>
</tr>
<tr>
<td>RPA</td>
<td>Root Protection Area (As defined by BS5837).</td>
</tr>
<tr>
<td>Stem diameter</td>
<td>Diameter of main stem, measured in millimeters at 1.5 m above ground level. (MS = Multi-stem tree measured in accordance with BS5837 Annexe C).</td>
</tr>
<tr>
<td>Spread</td>
<td>The width and breadth of the crown. Estimated on the four compass points in metres.</td>
</tr>
<tr>
<td>Crown clearance</td>
<td>The estimated height (in metres) above ground level of the lowest significant branch attachments.</td>
</tr>
<tr>
<td>#</td>
<td>Indicates estimated dimensions.</td>
</tr>
<tr>
<td>*</td>
<td>Indicates estimated position of tree (not indicated on topographical survey).</td>
</tr>
<tr>
<td>Category</td>
<td>Categorization of the quality and benefits of trees on Site as per Table 1 and 2 of BS5837:2012. 1=Arboricultural quality/value. 2=Landscape quality/value. 3=Cultural quality/value (including conservation).</td>
</tr>
<tr>
<td>Life stage</td>
<td>Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size). Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for the species. Veteran (V): Tree which is of interest biologically, aesthetically or culturally because of its condition, size or age.</td>
</tr>
<tr>
<td>Structural condition</td>
<td>Good: No significant structural defects. Fair: Structural defects which can be resolved via remedial works. Poor: Structural defects which cannot be resolved via remedial works. Dead: Dead.</td>
</tr>
<tr>
<td>Physiological condition</td>
<td>Good: Normal vitality including leaf size, bud growth, density of crown and wound wood development. Fair: Lower than normal vitality, reduced bud development, reduced crown density, reduced response to wounds. Poor: Low vitality, low development and distribution of buds, discoloured leaves, low crown density, little extension growth for the species. Dead: Dead. Fair/Good = Indicates an intermediate condition. Fair = Good = Indicates a range of conditions (e.g. within a group).</td>
</tr>
<tr>
<td>Preliminary management recommendations</td>
<td>Works identified during the tree survey as part of sound arboricultural management, based on the current context of the Site are shown in standard text.</td>
</tr>
</tbody>
</table>
Considerations:

1) Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate. This survey is primarily for planning purposes, focusing on the quality and benefits of the trees and is not specifically designed to assess the safety of trees on Site. When obvious issues have been identified recommendations will be included on the schedule.

2) Under the Construction (Design and Management) Regulations (2015) developers and contractors have responsibilities for health and safety as a result of their actions. Should trees be left in an unstable or hazardous condition the Health and Safety Executive (HSE) could seek to prosecute those responsible along with the potential for further Civil claims for damages.

3) No information has been made available in relation to Tree Preservation Orders (TPO) however the LPA has been contacted to clarify this situation on 24th February 2016 and chased on 14th March 2016. Prior to any tree work this situation must be confirmed with the LPA. The Three Mills Conservation Area is located to the east of the site adjacent to the River Lea and any trees within this area are given equivalent protection to that of a TPO. Prior to any works to these trees the LPA must be given six weeks’ notice. Full planning consent overrides the requirement to provide notice or apply for consent for tree works.

4) Where more than 5m³ of timber is to be felled within a calendar quarter a felling licence may be required from the Forestry Commission unless an agreed exception applies. Full planning consent overrides the requirement to apply for a felling licence.

5) Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside and Rights of Way Act (2000) and the Habitats Regulations (2010 – as amended); in particular, the presence of bats and nesting birds. It is recommended that wherever possible, significant tree / hedge works take place outside of the typical bird nesting season of March to September.

6) Any tree surgery recommendations contained within this report are to be undertaken in accordance with BS3998: 2010 Tree work – Recommendations (BS3998) by suitably qualified and insured contractors. Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.

7) Fieldwork survey information is subject to seasonal/access constraints.

8) The Local Planning Authority (LPA) may make conditions relating to tree protection which could include compliance with an Arboricultural Method Statement. Breach of conditions may result enforcement action.
Appendix B: Tree Survey Plans

- 60488543 – TS-01 to 05
TREE CATEGORIES AS DEFINED BY BS 5837:2012

BASE MAPPING - TREE LOCATIONS ARE BASED UPON THE DWGS SUPPLIED BY CSL SURVEYS AND SURVEY SYSTEMS LTD.

PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM TREE SURVEY REPORT.

THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A MONOCHROME COPY SHOULD NOT BE RELIED UPON.

* DENOTES TREE WHOSE LOCATION IS APPROXIMATE AS BASED UPON SITE OBSERVATIONS AND AERIAL MAPPING.
TREE CATEGORIES AS DEFINED BY BS5837:2012

BASE MAPPING - TREE LOCATIONS ARE BASED UPON THE DWGS SUPPLIED BY CSL SURVEYS AND SURVEY SYSTEMS LTD.

PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM TREE SURVEY REPORT.

THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A MONOCHROME COPY SHOULD NOT BE RELIED UPON.

DENOTES TREE WHOSE LOCATION IS APPROXIMATE AS BASED UPON SITE OBSERVATIONS AND AERIAL MAPPING.

SCALE 1:500

SHEET 4 OF 5

BROMLEY BY BOW

DANESCRIFT LAND LTD

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60488543 - TS - 04

60488543 - TS - 03

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TS - 02
KEY PLAN 10a

KEY

A - CATEGORY TREES
- High Quality & Value
- Root Protection Areas
- (as defined by BS 5837:2012)

B - CATEGORY TREES
- Moderate Quality & Value

C - CATEGORY TREES
- Low Quality & Value

U - CATEGORY TREES
- Unsuitable for Retention

RPA
- Indicative Shading Area
- (as defined by BS 5837:2012)

NOTES

- Tree categories as defined by BS 5837:2012
- Base mapping: Tree locations are based upon the DWGS supplied by CSL Surveys and Survey Systems Ltd.
- Plans should be read in conjunction with the AECOM Tree Survey report.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Denotes tree whose location is approximate as based upon site observations and aerial mapping.

PLANNING

DANESCROFT LAND LTD

BROMLEY BY BOW

TREE SURVEY PLAN
(SHEET 5 OF 5)

Scale 1:500

AECOM Infrastructure & Environment UK Limited

File Name: 29/03/2016 14:01:16

Plot Date: B:\B - JOBS\BROMLEY BY BOW\TREE SURVEY PLANS\BROMLEY BY BOW - TREE SURVEY PLANS 3 - AUTOCAD

Revision Details

Node

Date

1.10.16

15

10

5

0

-5

20

25m

0

5

10

15

20

25

Scale 1:500

SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

60488543 - TS - 05

- FOR INFORMATION BEYOND THIS POINT
SEE DRAWING 60488543 - TS - 01

- FOR INFORMATION BEYOND THIS POINT
SEE DRAWING 60488543 - TS - 03
Appendix C: Site Layout Proposals

- 266-A-D-100-00
Appendix D: Tree Protection Plans

- 60488543-TP-01 to 05
ROOT PROTECTION AREAS (AS DEFINED BY BS 5837:2012)
EXISTING RETAINED TREE
EXISTING TREE TO BE REMOVED
TREE PROTECTION FENCING AND CONSTRUCTION EXCLUSION ZONE
(TRACKING OF PLANT, MATERIALS STORAGE, EXCAVATION AND ALL OTHER CONSTRUCTION ACTIVITIES ARE EXCLUDED WITHIN THESE AREAS FOR THE PURPOSES OF PROTECTING TREE HEALTH)
CONSTRUCTION WORKING ZONE (MANAGED CONSTRUCTION PROCESSES PERMITTED IN ACCORDANCE WITH THE PRINCIPLES SET OUT WITHIN THE ARBORICULTURAL IMPACT ASSESSMENT)
DEVELOPMENT PROPOSALS

NOTES

TREE CATEGORIES AS DEFINED BY BS5837:2012.
BASE MAPPING - TREE LOCATIONS ARE BASED UPON THE DWGS SUPPLIED BY CSL SURVEYS AND SURVEY SYSTEMS LTD.
PROPOSED SITE PLAN REF: 266-A-D-100 ILLUSTRATIVE GROUND FLOOR PLAN BY KARAKUSEVIC CARSON ARCHITECTS.
PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM TREE SURVEY REPORT.
THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A MONOCHROME COPY SHOULD NOT BE RELIED UPON.
* DENOTES TREE WHOSE LOCATION IS APPROXIMATE AS BASED UPON SITE OBSERVATIONS AND AERIAL MAPPING.

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 05
FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 02
FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 03
TREE CATEGORIES AS DEFINED BY BS5837:2012
BASE MAPPING - TREE LOCATIONS ARE BASED UPON THE DWGS SUPPLIED BY CSL SURVEYS AND SURVEY SYSTEMS LTD.
PROPOSED SITE PLAN REF. 266-A-D-100 ILLUSTRATIVE GROUND FLOOR PLAN BY KARAKUSEVIC CARSON ARCHITECTS.
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* DENOTES TREE WHOSE LOCATION IS APPROXIMATE AS BASED UPON SITE OBSERVATIONS AND AERIAL MAPPING.

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 01

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 03
ROOT PROTECTION AREAS (AS DEFINED BY BS 5837:2012)

EXISTING RETAINED TREE

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING AND CONSTRUCTION EXCLUSION ZONE

(TRACKING OF PLANT, MATERIALS STORAGE, EXCAVATION AND ALL OTHER CONSTRUCTION ACTIVITIES ARE EXCLUDED WITHIN THESE AREAS FOR THE PURPOSES OF PROTECTING TREE HEALTH)

CONSTRUCTION WORKING ZONE (MANAGED CONSTRUCTION PROCESSES PERMITTED IN ACCORDANCE WITH THE PRINCIPLES SET OUT WITHIN THE ARBORICULTURAL IMPACT ASSESSMENT)

DEVELOPMENT PROPOSALS

TREE CATEGORIES AS DEFINED BY BS5837:2012

BASE MAPPING & TREE LOCATIONS ARE BASED UPON THE DWGS SUPPLIED BY CSL SURVEYS AND SURVEY SYSTEMS LTD.

PROPOSED SITE PLAN REF: 266-A-D-100 ILLUSTRATIVE GROUND FLOOR PLAN BY KARAKUSEVIC CARSON ARCHITECTS.

PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM TREE SURVEY REPORT.

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FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 01

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 02

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 03

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 04

FOR INFORMATION BEYOND THIS POINT SEE DRAWING 60488543 - TP - 05
ROOT PROTECTION AREAS
(EXCEPTED BY BS 5837:2012)
EXISTING RETAINED TREE
EXISTING TREE TO BE REMOVED
TREE PROTECTION FENCING AND
CONSTRUCTION EXCLUSION ZONE
(TRACKING OF PLANT, MATERIALS
STORAGE, EXCAVATION AND ALL
OTHER CONSTRUCTION ACTIVITIES
ARE EXCLUDED WITHIN THESE
AREAS FOR THE PURPOSES OF
PROTECTING TREE HEALTH)
CONSTRUCTION WORKING ZONE
(MANAGED CONSTRUCTION
PROCESSES PERMITTED IN
ACCORDANCE WITH THE
PRINCIPLES SET OUT WITHIN THE
ARBICULTURAL IMPACT
ASSESSMENT)
DEVELOPMENT PROPOSALS

NOTES
• TREE CATEGORIES AS DEFINED BY BS5837:2012
• BASE MAPPING - TREE LOCATIONS ARE BASED UPON THE DWGS
SUPPLIED BY CSL SURVEYS AND SURVEY SYSTEMS LTD.
• PROPOSED SITE PLAN REF: 3884-D-100 ILLUSTRATIVE GROUND
FLOOR PLAN BY KARAKUSEVIC CARSON ARCHITECTS.
• PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM
TREE SURVEY REPORT.
• THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A
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• DENOTES TREE WHOSE LOCATION IS APPROXIMATE AS BASED
UPON SITE OBSERVATIONS AND AERIAL MAPPING.

FOR INFORMATION BEYOND THIS POINT
SEE DRAWING 60488543 - TP - 03

FOR INFORMATION BEYOND THIS POINT
SEE DRAWING 60488543 - TP - 05

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PLANNING
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BROMLEY BY BOW

TREE PROTECTION PLAN
(SHEET 5 OF 5)

1:500

SHEET 4
SHEET 3
SHEET 2
SHEET 1
SHEET 5

FOR INFORMATION BEYOND THIS POINT
SEE DRAWING 60488543 - TP - 01

FOR INFORMATION BEYOND THIS POINT
SEE DRAWING 60488543 - TP - 04

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Appendix E: Tree Protection Signage (Example)
Appendix F: References

ABOUT AECOM
In a complex and unpredictable world, where growing demands have to be met with finite resources, AECOM brings experience gained from improving quality of life in hundreds of places.

We bring together economists, planners, engineers, designers and project managers to work on projects at every scale. We engineer energy efficient buildings and we build new links between cities. We design new communities and regenerate existing ones. We are the first whole environments business, going beyond buildings and infrastructure.

Our Europe teams form an important part of our worldwide network of nearly 100,000 staff in 150 countries. Through 360 ingenuity, we develop pioneering solutions that help our clients to see further and go further.

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