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**Pre-Development Tree Survey:  
Plot C1, Llantarnam Park, Cwmbran, Gwent, NP44 3DE**

**Prepared for:**  
Opus Land Ltd  
Opus Studios  
5-7 High Street  
Henley-in-Arden  
Solihull  
B95 5AA

Document reference: 882/24, Revision 0

## 1. General notes and introduction

- 1.1 This survey has been undertaken for Opus Land Ltd, Opus Studios, 5–7 High Street, Henley-in-Arden, Solihull, B95 5AA. The site surveyed is located at Plot C1, Llantarnam Park, Cwmbran, Gwent, NP44 3DE.
- 1.2 All the trees in this survey have been surveyed from the ground. The survey is based on a purely visual assessment of the trees. A climbing survey has not been undertaken. Where relevant, specific recommendations for remedial tree surgery works have been included. Such recommendations are valid for a period of 12 months from the date of this inspection, following which it may be necessary to reassess this advice in accordance with sound arboricultural advice.
- 1.3 The protective status of the trees contained within the survey is unknown and should be confirmed with the Local Planning Authority. Should any form of legislation or statutory protection apply it will be necessary to make the requisite application/prior notification of proposed works and receive written consent before any tree work is carried out. Ahead of full, detailed planning permission, a Felling Licence (administered by Natural Resources Wales), may be required and specific advice must be sought ahead of any tree works.
- 1.4 Tree plotting information has been taken from Greenhatch Group's Topographical Survey (Drawing number: 49461\_T of December 2023). The site is heavily overgrown and scrubby in nature and where trees have been referred to that have not been individually plotted, their approximate only position has been shown. The survey is to be read in conjunction with the Tree Constraints Plan prepared by BCA Design Ltd (Contract number: 2378-24, Drawing number: 01).

## 2. Tree survey assessment notes

- 2.1 This tree survey has been structured to accord with the requirements of Sections 4.4 and 4.5 of British Standard 5837 of 2012: *Trees in relation to design, demolition and construction – recommendations*. The columns in the tree survey assessment refer to the following items:

**Tree/Group number:** Reference number as shown on drawing.

**Common name *Botanical name*:** Identifies individual species by common name. For avoidance of doubt the botanical name is shown *in italics*.

**Tree height:** Estimated height of the tree in metres.

**Stem diameter:** Diameter of the trunk(s) measured in accordance with Annex C of the Standard and expressed in millimetres.

**Branch spread:** Measured radial spread of the crown broken down into the four main compass points and expressed in metres.

**Height above ground level of:** Estimated measurement (in metres) to inform on ground clearance, crown/stem ratio and shading presented in two sub-categories:

- First significant branch (at point of attachment with parent stem) and direction of growth (eg 2.4 N).
- Canopy ie assessment of clearance above ground of lowest branch tips. Where irregular, and potentially significant towards development proposal, direction of assessed crown height has been added.

**NB:** For tree height, stem diameter and branch spread, the measurement conventions are as follows:

- Height and crown spread are recorded to the nearest half metre (crown spread being rounded up) for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Stem diameter is recorded in millimetres (using a calibrated girth tape), rounded up to the nearest 10mm (0.01m).
- Estimated dimensions (eg for off-site or otherwise inaccessible trees where accurate data cannot be recovered) are identified by being suffixed with a #.

**Life stage:** The estimated age: young, semi mature, early mature, mature or over mature, shown as Y, SM, EM, M or OM respectively.

**Physiological condition:** Physiological condition being good, fair, poor or dead, shown as A, B, C or D respectively.

**Structural condition:** Structural condition being good, fair, poor or dangerous (eg collapsing, the presence of decay and physical defects), shown as A, B, C or D respectively.

**General observations, including preliminary management recommendations:**

Particularly of structural and/or physiological condition, including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

**Estimated remaining contribution in years (RC):** <10, 10–20, 20–40 or >40.

**Retention category (RC):** Categorisation of survey trees in accordance with Section 4.5 and Table 1 of the Standard.

- **U (dark red):** 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.

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 (eg 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.

NOTE: Category U trees can have existing or potential conservation value that it might be desirable to preserve.

- **A (light green):** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

**Mainly arboricultural qualities:** Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or of formal or semi-formal arboricultural features (eg the dominant and/or principal trees within an avenue). Indicated by 1 in brackets after the appropriate category classification.

**Mainly landscape qualities:** Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. Indicated by 2 in brackets after the appropriate category classification.

**Mainly cultural values, including conservation:** Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood-pasture). Indicated by 3 in brackets after the appropriate category classification.

Trees with an estimated remaining life expectancy of at least 20 years.

- **B (mid blue):** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

**Mainly arboricultural qualities:** Trees that might be included in category A, but are downgraded because of impaired condition (eg 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. Indicated by 1 in brackets after the appropriate category classification.

**Mainly landscape qualities:** 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. Indicated by 2 in brackets after the appropriate category classification.

**Mainly cultural values, including conservation:** Trees with material conservation or other cultural value. Indicated by 3 in brackets after the appropriate category classification.

- **C (grey):** Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

**Mainly arboricultural qualities:** Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Indicated by 1 in brackets after the appropriate category classification.

**Mainly landscape qualities:** 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. Indicated by 2 in brackets after the appropriate category classification.

**Mainly cultural values, including conservation:** Trees with no material conservation or other cultural value. Indicated by 3 in brackets after the appropriate category classification.

Signed:



**Ben Bennett, BSc (Hons) For, Cert Arb (RFS), MArborA  
Director, BB Trees Ltd**

Trees were inspected from ground level only by Ben Bennett assisted by Oliver Bennett on Wednesday 1 May 2024. Weather conditions were overcast with light drizzle but generally there was reasonable visibility for the purposes of tree surveying.

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
1	Downy birch <i>Betula pubescens</i>	14	250	N 4 E 2.5 S 3 W 3	1.7 SW	2–2.5	EM	B	B	Growing adjacent to HGV entrance to neighbouring Multicolour Global Label Solution. Set back around 1.5m from kerb line. Dominant tree of a pair growing from a low shrubbery. <b>No works required at present.</b>	>40	B (2+3)
2	Downy birch <i>Betula pubescens</i>	5.5	110	N 2.5 E 1.5 S 1 W 1#	1.8 S	2	SM	B/C	B	Growing from dense shrubbery. Partially suppressed but with room for ongoing development. <b>No works required at present.</b>	>40	C (2+3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
G3	Silver birch <i>Betula pendula</i> Willow <i>Salix spp</i> Pedunculate oak <i>Quercus robur</i>	4–13	Up to 180	As per plan Up to 3.5	N/A	0–4	Y–SM	B	B/C (average)	<p>Growing on elevated land adjacent to plot boundary with a paladin fence located beyond.</p> <p>Various willow but mainly goat willow and grey willow.</p> <p>Birch appear of multi-stemmed origin and are likely self-seeded at the edge of the disturbed land zone.</p> <p>Scrub layer beneath dominated by <i>Viburnum spp</i>.</p> <p>Pedunculate oak is only a minor component with a single young example to the Lakeside Road end of the group.</p> <p><b>No works required at present. Considerable future growth expectancy.</b></p> <p><b>A root protection area equal to approximate group crown outline would be sufficient for the component trees at present.</b></p>	>40	(C) (3+2)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
G4	Common ash <i>Fraxinus excelsior</i> Goat willow <i>Salix caprea</i> Silver birch <i>Betula pendula</i>	Up to 7	Up to 140#	Up to 2.5 (average)	N/A	0–2.5	Y/SM	B/C	B/C	Largely inaccessible scrub that has rejuvenated or persisted along the site boundary line close to the palisade boundary fence.  Sporadic coverage of woody stems with some gaps in between infilled only with soft seasonal vegetation.  Partial site clearance would be necessary to facilitate a more thorough inspection.  Trees typically of mediocre form only. <b>No works required at present.</b>	20–40	(C) (3)
5	Sycamore <i>Acer pseudoplatanus</i>	16#	600#	N 7 EO 9# S 8# W 8	5–6	5	M	B	B	Surrounded by dense sucker growth with limited access for measurement.  Old growth ivy stems. However, ivy foliage only prolific in centre of crown.  Tree located to edge of Dowlias Brook with part of its rootplate eroded on the watercourse side. Ingrown barbed wire.  Some previous grey squirrel damage. However, only very limited windows of view to uppermost crown. <b>Manage with biodiversity in mind.</b> <b>No works required at present.</b>	>40	B (3+2)



Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
6	Pedunculate oak <i>Quercus robur</i>	16	1,010 over ivy	N 6.5 E 7# S 6 W 5	5-6 W	4-5	OM	B	B	Trunk dimension could only be measured over ivy and it is plausible that the truer trunk dimension is around 900mm in diameter. The crown of the tree has failed over many years leaving a somewhat truncated high habitat stump, albeit with reasonably vigorous growth initiation. Not of great age for species and not considered veteran. However, much case hardened deadwood and/or torn bark seams which significantly add to the biodiversity value of the tree. Dense holly growth around base plus old growth hazel coppice. Many old woodland associated flora species evident within crown spread. <b>Manage with biodiversity in mind.</b> <b>At present, it is not considered necessary to sever ivy.</b>	>40	A (3+2)
7	Common ash <i>Fraxinus excelsior</i>	17-18	410	N 7# E 6# S 5 W 6	7 S	8-9	EM	B	B	Listing stem with strong bias due south initially but reverting to vertical growth above around 7m from ground level. Minor indications of previous ash dieback. Tree appears to be a male specimen with buds just bursting at time of assessment. <b>No works required at present.</b>	>40	B (2+3)

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					First branch	Canopy		Physiological condition	Structural condition			
8	Sycamore <i>Acer pseudoplatanus</i>	17	740#	N 7# E 8# S 9 W 6.5	6	5-6	M	B	C	<p>Growing from just above current water line upon steep sided section of the embankment leading down to Dowlia Brook. Lower trunk was accessible on the upper side, but it was not possible to recover an accurate trunk circumference.</p> <p>Historically, the crown has suffered extensively from branch loss, principally due to grey squirrel bark stripping damage over the years.</p> <p>Many sections of the leading crown have failed, giving the crown a more retrenched appearance commensurate with an older example of the species.</p> <p>Ivy extends into the centre of the crown but is currently suppressed. Overall vigour remains acceptable.</p> <p><b>No works required at present.</b></p> <p><b>Manage with biodiversity in mind.</b></p>	>40	B (3+2)

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					First branch	Canopy		Physiological condition	Structural condition			
9	Pedunculate oak <i>Quercus robur</i>	21	1,030	N 8# E 6 S 11 W 12	2 W	7-8	OM	B	B	<p>Standing on a higher section of the embankment adjacent to the brook well above the water line with old growth ivy stems cladding the trunk. Part eroded root plate on the brook side.</p> <p>Trunk trifurcates at around 2m above ground level, giving the indication that this may have been pollarded, albeit it must have been lapsed for the majority of its life and there is no distinct remnants of any knuckle or boling point.</p> <p>Recently, the primary limb on the eastern side has failed, revealing some central cubical crown decay. The remaining major limb extending due west also features a necrotic bark seam on the tension wood upper side of the limb (where cells laid down for many years have been particularly narrow in increment).</p> <p>Lofty upper crown that remains vulnerable to future wind damage but seemingly of reasonable vigour.</p> <p>Tree of high potential biodiversity value. Not considered to be of great age for species at present but a good future candidate for veteran example in the long term.</p> <p><b>No works required at present. Manage with biodiversity in mind.</b></p>	>40	A (3+2)

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					First branch	Canopy		Physiological condition	Structural condition			
9 continued												<p><b>Avoid any target areas within failing distance of crown.</b></p> <p><b>If it is necessary to process major fallen limb, larger timber should remain close to base or original tree stacked in habitat piles.</b></p>
10	Beech <i>Fagus sylvatica</i>	24	930	N 11# E 9 S 9 W 10#	1.5 N	7-8 S	M	A	A			<p>Tree grows above current water line on a steep sided section of the brook which, at the time of assessment, was shallow, aiding gaining measurements of the trunk etc.</p> <p>A tall, impressive tree with a relatively even dominant crown. Considerable future longevity.</p> <p><b>No works required at present.</b></p>
11	Wych elm <i>Ulmus glabra</i>	18-19	360	N 6.5# E 6.5 S 5 W 4	4 NE	7 S	EM	B	B			<p>Growing upon an undercut vertical section of the brook embankment. Some erosion beneath root plate on watercourse side.</p> <p>Necrotic bark seam forming on south western side.</p> <p>Tree just bursting bud at time of assessment and appears of reasonable vitality.</p> <p>Many other elm noted in locality that have succumbed to Dutch elm disease so tree inevitably remains vulnerable but adds diversity to the treescape.</p> <p><b>No works required at present.</b></p>

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					First branch	Canopy		Physiological condition	Structural condition			
12	Common ash <i>Fraxinus excelsior</i>	24	400	N 5.5 E 8.5 S 11 W 5.5	6.5 SE	6-7	EM	B	B	Tree approaching early maturity that has claimed a significant canopy space and is developing rapidly. It appears to be a male specimen. No obvious significant decline associated with ash dieback but only just bursting bud at time of assessment. <b>No works required at present.</b>	>40	B (2+3)
13	Sycamore <i>Acer pseudoplatanus</i>	19–20	700#	N 11# E 6# S 4# W 7#	2.5 E	6–7	M	B/C	B/C	Tree grows from, near vertical section of brook embankment at around 1m above the current water line with no access for accurate trunk measurement. Stem lists at around 45° over the watercourse and all crown spreads have had to be estimated. On the northern side, the lower branches droop to near ground level on the opposite side of the brook with only limited clearance above ground. Becoming festooned in ivy. Previous sections of crown have failed following squirrel damage and pursuant decay. However, it has regenerated fairly freely. <b>No works required at present.</b>	>40	B (3+2)

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14	Beech <i>Fagus sylvatica</i>	22	710	N 8.5# E 8-9 S 8 W 7	4	5-6	M	B	B	<p>Old opening at base of trunk to north western side. Some rising hollowing but no indications of progressive decay presently.</p> <p>Extensive old squirrel bark stripping damage upon main branches with those on the brook side extending near horizontally out at around 4m from the trunk before reverting to more vertical growth.</p> <p>Buds expanded but not yet opened at time of assessment.</p> <p>Tree holds a significant crown share in the canopy adjacent to the brook.</p> <p><b>No works required at present.</b></p>	>40	A (3+2)
15	Beech <i>Fagus sylvatica</i>	18	450	N 7 E 7 S 7 W 8	4.5 W	6	EM	A	A	<p>Ground levels have been increased on southern side with spoil heap, but base of tree not buried.</p> <p>Fairly tight upright crown structure showing excellent form and vigour. Considerable future growth expectancy.</p> <p><b>No works required at present.</b></p>	>40	A (3+2)

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16	Pedunculate oak <i>Quercus robur</i>	18	630 over ivy	N 8–9# E 7# S 4 W 7.5	8 S	8–9	EM	B	B	<p>Yellow paint number 14 on trunk. Clad in ivy.</p> <p>Trunk reverts to near horizontal growth above around 9m which extends towards beech tree 15, resulting in a suppressed crown.</p> <p>Old ivy growth. However, typically only present at mid-crown height. Bursting buds indicate good vigour.</p> <p><b>No works required at present.</b></p> <p><b>Retain alongside remaining mature trees along embankment.</b></p> <p><b>Manage with biodiversity in mind.</b></p>	>40	B (3+2)

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G17	Grey alder <i>Alnus incana</i> Common ash <i>Fraxinus excelsior</i> Pedunculate oak <i>Quercus robur</i> Sycamore <i>Acer pseudoplatanus</i> Hazel <i>Corylus avellana</i> Dogwood <i>Cornus sanguinea</i> Willow <i>Salix spp</i>	Up to 16	Up to 360 130–190 (average)	Up to 6 4–5 (average)	N/A	0–6	Y–SM	B (average)	B (average)	Scrubby woodland cover often growing upon disturbed ground with there being indications of old spoil heap formations.  Although heavily overgrown (predominantly bramble and nettle at the time of inspection), there are further indications of certain ground flora associated with old woodland cover, perhaps indicating a former longstanding woodland area.  Ash and sycamore are occasional with the majority of the group structure being provided by grey alder. Some currently undergoing appreciable defoliation due to the alder beetle.  Around the interface with the internal area of the assessment plot, there is a thick swath of small willow dominated by both goat willow and grey willow (albeit this will be easier to identify once fully in leaf).  Area has not been thinned with many suppressed alder having died back but typically a larger, more significant tree at around 6–7m spacing from one another.	>40	(B) 2+3



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G17 continued												<p>A number of existing service chambers are evident, often with coppice regrowth of trees around (indicating previous clearance and regeneration) and the location of these services have typically been identified on the Topographical Survey. This document also identified and plotted a number of individual trees within this area. However, upon inspection, these are in no way outstanding from neighbouring trees that have not been plotted.</p> <p>The value of the group is clearly en masse and there would be an opportunity to improve the woodland area by way of silvicultural management and/or seeking to increase species diversity.</p> <p><b>No works required at present.</b></p> <p><b>Going by the larger diameter stems within the group, individual trees would require a root protection area stand-off of 5m.</b></p>

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G18	Raywood ash <i>Fraxinus angustifolia</i> 'Raywood' Wild cherry <i>Prunus avium</i> Willow <i>Salix spp</i> Field maple <i>Acer campestre</i> Common ash <i>Fraxinus excelsior</i> Common alder <i>Alnus glutinosa</i> Silver birch <i>Betula pendula</i> Downy birch <i>Betula pubescens</i> Pedunculate oak <i>Quercus robur</i>	Up to 18	Up to 300 160–230 (average)	Up to 7 4–5 (average)	N/A	0–7	Y–EM	B–D	B–D	An intentionally planted landscaping belt, likely established around 25–30 years ago. Unfortunately the area has not received any post-establishment maintenance with many trees still being constricted by entirely redundant support stakes and ties. Majority of the group is entirely overgrown with both bramble plus dog rose etc currently at a height of 2–3m.  Instead of grey alder which appears to do well at the site, common alder was planted which has not fared so well with many suppressed trees having died back and many remaining featuring suspected <i>Phytophthora</i> bleeds upon their lower trunks.  The principal spine of the group is centred around narrow leafed claret ash which, although having grown well in physiological terms, has followed its well renown species characteristic resulting in a great many stems having failed and further weak forks with signs of partial failure being evident. Overall, it is unlikely that many of these trees are going to reach full maturity.	20–40	(C) (2+3)

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					First branch	Canopy		Physiological condition	Structural condition			
G18 continued												<p>The field maple and cherry in particular feature principally as understorey species and whilst there is self-set opportunistic willow, mainly goat willow and grey willow, growing throughout, there appear to be some basket/violet willow (<i>Salix viminalis</i>) growing along the internal boundary to the site, perhaps suggesting this was intentionally planted.</p> <p>Only occasional birch and oak are present throughout the length of the group.</p> <p>The provided Topographical Survey plotted a number of individual trees roughly central within the belt. However, upon inspection, these are entirely indistinctive from neighbouring trees around them and the current value of the group is entirely en masse.</p> <p>Although the ultimate site boundary could only be inspected at a few points, it appears that there is a ditch and beyond an area of modest, more recent willow and alder scrub (trunk diameters typically up to 130mm and achieving a height of 8–9m). These would not typically be impacted by any works within the footprint of the surveyed group.</p>

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					First branch	Canopy		Physiological condition	Structural condition			
G18 continued												<p>Going by the largest component trees, these would require a root protection area development stand-off of around 4.5m from their trunk centres if they were to be retained.</p> <p>Given the inherent characteristics of Raywood claret ash, no significant target areas ought to be incorporated where within the failing distance of their crowns.</p> <p>Whilst the group could be slowly transformed as a result of ongoing silvicultural management, the current value and remaining contribution are based upon the principal species within.</p>
19	Common ash <i>Fraxinus excelsior</i>	17	380	N 7# E 4 S 4.5 W 6	4.5 W	3.5	EM	B	B	>40	B (2+3)	<p>The largest of a small grouping of common ash within the section of group G18 where closest to Lakeside Road.</p> <p>Not in leaf at the time of assessment. However, no obvious dieback associated with ash dieback disorder (albeit this is evident in adjacent, more suppressed examples).</p> <p><b>No work required at present.</b></p>

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					First branch	Canopy		Physiological condition	Structural condition			
20	Common ash <i>Fraxinus excelsior</i>	16	300	Up to 5.5 in all directions	7 W	7	EM	B	B	Lightly clad in ivy. More significant ash within a roadside section of group G18 with sufficient canopy space for ongoing development. <b>No works required at present.</b>	>40	B (2+3)
21	Pedunculate oak <i>Quercus robur</i>	9	240#	N 5 E 4# S 5.5 W 5#	1.8 W	2.5 W	SM	B	B	Set back from Armco barrier and footway by around 1m. Low branches crudely flailed back to provide clearance. Tree overall of mediocre form but with considerable growth expectancy. <b>Target prune lower branches where flailed back.</b>	>40	C (3+2)
G22	Field maple <i>Acer campestre</i> Goat willow <i>Salix caprea</i> Hawthorn <i>Crataegus monogyna</i> Wild cherry <i>Prunus avium</i>	Up to 9	Up to 140	Up to 2.5	N/A	0	SM	B-D	C/D	Scrubby growth occurring to rear of low Armco barrier. One willow that has fallen into the group and is predominantly dead. Lamp post 1720 is entirely engulfed. None of the trees have sufficient room for long term development. <b>Confirm ownership/management responsibility. If responsible, remove.</b>	<10	(U)