



LAND AT CARPENDERS PARK

TREE SURVEY

for

BURLINGTON PROPERTY GROUP

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TABLE OF CONTENTS

1.	Introduction and Terms of Reference	2
2.	Scope and Method of Survey	3
3.	Recommendations	4
	Appendix 1: Summary of Categories BS5837:2012	6
	Appendix 2: Tree Survey Schedule	7
	Appendix 3: Tree Survey Plan	12

1. Introduction and Terms of Reference

- 1.1. ACD Environmental were instructed by Burlington Property Group, in October 2024, to survey and categorize the trees at Land at Carpenders Park, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 1.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
 - Trees of ‘A’ and ‘B’ category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
 - ‘C’ category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
 - ‘U’ category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.
- 1.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.
- 1.4. According to a search of Three Rivers District Council’s Protected Tree Portal online mapping on 5th November 2024, there are no Tree Preservation Orders in force at the site and it is not within a Conservation Area.
- 1.5. The Tree Survey Plan was based on the supplied topographical ground survey, ref: 13367-1.
- 1.6. The controlling authority is Three Rivers District Council, who can be contacted at: Three Rivers House, Northway, Rickmansworth, Hertfordshire, WD3 1RL, Tel: 01923 776611.
- 1.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.

2. Scope and Method of Survey

- 2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Survey Plan, which is based on the supplied survey drawing and appended to this report. The prefix 'G' has been used to indicate a group of trees, and 'H' for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.3. The tree survey was carried out from ground level only.
- 2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 2.5. Where stems or branches are obscured by Ivy or other materials a full assessment of those parts will not be possible.
- 2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at <http://www.landis.org.uk/soilscapes> the soil on site is expected to be: *"Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"*.
- 2.10. Where trees were not plotted on the topographical survey their positions have been estimated.

3. Recommendations

- 3.1. Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.
- 3.2. There is scope for development of the site whilst retaining the important trees on the boundaries and by removing the lower quality trees from the interior of the site. Whilst retaining any 'A' and 'B' category trees within boundary vegetation as part of the development proposals.
- 3.3. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 3.4. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 3.5. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.6. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.
- 3.7. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.
- 3.8. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal. It is anticipated that there is to be comprehensive redevelopment of the site, which may require the removal of B category trees. Removal of B category trees may be considered acceptable, subject to mitigation planting as part of landscape proposals. It is advised that this is subject to discussion with the Local Planning Authority as to the acceptability of this approach.

3.9. BS5837:2012 Section 5.2.1 states that: 'The RPA and any other relevant constraints should be plotted around each of the category A, B and C trees on relevant drawings, including proposed site layout plans'. Recognition is given in Table 1 however that C category trees are 'unremarkable trees of very limited merit'. As such it is considered that C category trees should be retained where appropriate but should not represent a constraint to an otherwise satisfactory proposal.

Andrew Bigg *CertArb (RFS)*

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29/11/2024

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Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	*Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) *Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline *Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations		BS Cat
T1	Quercus robur (Common Oak)	16(3)	800(1)	7	7	7	7	M	40+	Some deadwood throughout crown architecture		A2
G1	Prunus spinosa (Blackthorn)	3(0)	50(1)	0	0	0	0	SM	20+	0		C2
T2	Fraxinus excelsior (Ash)	15(2)	1000(1)	6	7	6.5	7	V	20+	0		B3
T3	Quercus robur (Common Oak)	16(3)	950(1)	8	7	7	8	M	40+	Some deadwood throughout crown architecture		A2
T4	Quercus robur (Common Oak)	16(3)	1210(1)	8.5	6	8	8.5	OM	40+	Some deadwood throughout crown architecture		A3
T5	Quercus robur (Common Oak)	17.5(1.5)	1005(1)	6.5	7	8.5	5.5	M	40+	Some deadwood throughout crown architecture		A2
T6	Quercus robur (Common Oak)	17.5(1.5)	1000(1)	6.5	7	7	6.5	M	40+	Some deadwood throughout crown architecture		A2
T7	Quercus robur (Common Oak)	17.5(1.5)	1025(1)	8	8.5	9	8	OM	40+	Some deadwood throughout crown architecture		A2
T8	Quercus robur (Common Oak)	14.5(3)	950(1)	8	7	7	8	M	40+	Some deadwood throughout crown architecture		B2
T9	Quercus robur (Common Oak)	17.5(1.5)	945(1)	8	8.5	9	8	M	40+	Some deadwood throughout crown architecture		A2
T10	Quercus robur (Common Oak)	14.5(3)	950(1)	7	6.5	5	6	M	40+	Some deadwood throughout crown architecture		B2
T11	Quercus robur (Common Oak)	17(1.5)	1105(1)	8	7	8.5	8	OM	40+	Significant deadwood throughout crown architecture.		A2
T12	Quercus robur (Common Oak)	14.5(3)	850(1)	7	6.5	6.5	6	M	40+	Some deadwood throughout crown architecture		B2
T13	Quercus robur (Common Oak)	16(3)	850(1)	7	7.5	6.5	6	M	40+	Some deadwood throughout crown architecture		B2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)), **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.), **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.), **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.), **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: Land at Carpenders Park
CLIENT: Burlington Property Group
DATE: xxx 2024

SURVEYOR: xxxx

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T14	Quercus robur (Common Oak)	14.5(2.5)	850(1)	5	5	5.5	6	M	40+	Some deadwood throughout crown architecture	B2
G2	Prunus spinosa (Blackthorn)	3(0)	50(1)	0	0	0	0	SM	20+	0	C2
T15	Quercus robur (Common Oak)	9(2)	300(1)	2	2	2	2	Y	40+	0	C2
T16	Quercus robur (Common Oak)	9(2)	300(1)	3.5	3	3	3.5	Y	40+	0	C2
T17	Quercus robur (Common Oak)	17(1.5)	1015(1)	8	7	8.5	8	OM	10+	Significant deadwood and dieback.	C2
T18	Quercus robur (Common Oak)	14(2)	550(1)	7	7.5	7	6.5	EM	40+	0	B2
T19	Fraxinus excelsior (Ash)	14(2)	795(1)	7	7.5	7	6.5	EM	10+	0	C2
T20	Quercus robur (Common Oak)	14.5(2.5)	850(1)	5	5	5.5	6	M	40+	Some deadwood throughout crown architecture	C2
G3	Prunus spinosa (Blackthorn)	3(0)	50(1)	0	0	0	0	SM	20+	0	C2
T21	Quercus robur (Common Oak)	15(1.5)	1135(1)	7	7	9.5	9.5	V	40+	Some deadwood. Significant basal flare large buttress roots.	A3
T22	0	0	0	0	0	0	0	0	0	0	0
T23	Quercus robur (Common Oak)	15(1.5)	1025(1)	6.5	7	9.5	9.5	V	40+	Some deadwood throughout crown architecture	A3
T24	Quercus robur (Common Oak)	14.5(2.5)	825(1)	5	5	5.5	6	M	40+	Some deadwood. Tissue dysfunction basal area. Likely lost twin stem. Cavity incipient decay fungal fruiting bodies. Tree otherwise of Good form.	B2
T25	Quercus robur (Common Oak)	14.5(2.5)	970(1)	6.5	5.5	7	7	M	40+	0	B2
T26	Quercus robur (Common Oak)	15(1.5)	1030(1)	7	7	6.5	6.5	V	40+	Some deadwood throughout crown architecture	A3
T27	Quercus robur (Common Oak)	15(1.5)	1025(1)	7.5	7	8.5	9.5	V	40+	Some deadwood throughout crown architecture	A3

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)), **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.), **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.), **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.), **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread				Life stage	ERC	Comments & preliminary recommendations	BS Cat
				N	E	S	W				
T28	Quercus robur (Common Oak)	14.5(2.5)	650(1)	3	3.5	4.5	3	EM	40+	0	B2
T29	Quercus robur (Common Oak)	14(2.5)	500(1)	5	4.5	6	7	EM	40+	0	B2
T30	Quercus robur (Common Oak)	14(2.5)	820(1)	6	5	6	7	EM	40+	0	B2
T31	Quercus robur (Common Oak)	15(1.5)	900(1)	7.5	7	8.5	9.5	M	40+	Some deadwood throughout crown architecture	A2
T32	0	0	0	0	0	0	0	0	0	0	0
T33	Salix fragilis (Crack Willow)	16(1)	250(6)	3	3	3	3	EM	20+	0	B2
T34	Acer campestre (Field Maple)	12(1)	250(5)	3.5	3	3	3	SM	40+	0	C2
T35	Fraxinus excelsior (Ash)	17(4)	300(3)	2	5	5	5	EM	10+	0	C2
T36	Quercus robur (Common Oak)	15(1.5)	900(1)	7.5	7.5	8.5	9.5	M	40+	Some deadwood throughout crown architecture	A2
T37	Quercus robur (Common Oak)	18(4)	800(1)	8	8	8.5	8	M	40+	0	A2
T38	Quercus robur (Common Oak)	17(4)	750(1)	5	8	5	8	EM	40+	0	B2
T39	Quercus robur (Common Oak)	18(4)	800(1)	8	5	4	5	M	20+	0	B2
T40	Quercus robur (Common Oak)	11(1.5)	700(1)	5.5	5	3.5	5.5	EM	40+	0	B2
T41	Quercus robur (Common Oak)	16(2)	1015(1)	7.5	7.5	8.5	9.5	V	40+	Some deadwood throughout crown architecture	A3
T42	Quercus robur (Common Oak)	11(2.5)	465(1)	5.5	5	3.5	5.5	EM	40+	0	B2
T43	Quercus robur (Common Oak)	11(2.5)	465(1)	3	4	2	2	EM	40+	0	B2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)), **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.), **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.), **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.), **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread				Life stage	ERC	Comments & preliminary recommendations	BS Cat
				N	E	S	W				
T44	Quercus robur (Common Oak)	11(2.5)	470(1)	5	4	4	6	EM	40+	0	B2
T45	Quercus robur (Common Oak)	18(2)	1005(1)	7	7.5	7.5	9.5	OM	40+	Some deadwood throughout crown architecture	A3
T46	Quercus robur (Common Oak)	16(2.5)	585(1)	5	5.5	5.5	5.5	EM	40+	0	B2
T47	Quercus robur (Common Oak)	16(2.5)	580(1)	6	5.5	3	8.5	EM	40+	0	B2
T48	Quercus robur (Common Oak)	17(2.5)	585(1)	6	6	6.5	6	EM	40+	0	A2
T49	Quercus robur (Common Oak)	17.5(2.5)	520(1)	4	4	5.5	5.5	EM	40+	0	B2
T50	Quercus robur (Common Oak)	16(2.5)	755(1)	3	2	3	4	EM	40+	Bottle butt consistant with basal tissue dysfunction	B2
T51	Quercus robur (Common Oak)	18(4)	670(1)	4	4	4	5.5	EM	40+	0	B2
T52	Quercus robur (Common Oak)	12(3)	510(1)	6	5	2	6.5	EM	40+	0	B2
T53	Quercus robur (Common Oak)	17(3)	1100(1)	9.5	8	9	9	V	40+	0	A2
T54	Quercus robur (Common Oak)	17(2.5)	800(1)	6	6	6.5	6	EM	40+	0	A2
T55	Fraxinus excelsior (Ash)	18(2.5)	750(1)	4	7	5	7	EM	10+	0	C2
T56	Quercus robur (Common Oak)	19(4)	650(1)	0	0	0	0	M	40+	0	A2
T69	Quercus robur (Common Oak)	11(4)	500(1)	0	0	0	0	M	20+	0	B2
T57	Quercus robur (Common Oak)	14(4)	600(1)	0	0	0	0	M	20+	0	B2
T58	Quercus robur (Common Oak)	11(2)	300(1)	3	3	4	4	SM	20+	0	C2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)), **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.), **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.), **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.), **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years-<10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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DATE: xxx 2024

SURVEYOR: xxxx

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations		BS Cat
T59	Quercus robur (Common Oak)	17(4)	600(2)	8.5	8	7	8.5	M	40+	0		A2
T60	Unknown (Unknown)	12(0)	350(1)	0	0	0	0	SM	<10	0		U
T61	Quercus robur (Common Oak)	17(4)	850(1)	8	8	8.5	8.5	M	40+	0		A2
T62	Quercus robur (Common Oak)	14(4)	600(1)	7	5	6	7	M	10+	0		B2
T63	Quercus robur (Common Oak)	14(4)	785(1)	6	8	8	8	M	40+	0		A2
T64	Quercus robur (Common Oak)	16(4)	1205(1)	10	10	7	10	V	40+	0		A3
T65	Quercus robur (Common Oak)	12(4)	650(1)	4.5	5	5	5	M	40+	0		B2
T66	Quercus robur (Common Oak)	14(4)	1100(1)	7	8	8	8	V	40+	0		A2
T67	Quercus robur (Common Oak)	12(4)	650(1)	5	5	3	5	M	40+	0		B2
T68	Quercus robur (Common Oak)	17(2)	1105(1)	7	5	6	7	V	40+	0		A3

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Survey Plan
(PRI24711-01)

