



Landmark Trees

Tree Surgery Recommendations

The Grove, Horley, Surrey

REPORT PREPARED FOR

Holiday Extras Properties Ltd

Newingreen, Hythe,

Kent CT21 4JF

REPORT PREPARED BY

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1. SUMMARY

- 1.1 This report constitutes an assessment of the recommendations for tree works at The Grove, Horley, Surrey. The site lies within the jurisdiction of Reigate and Banstead Borough Council (RBBC). The land between The Grove and Station Approach is subject to a Tree Preservation Order (TPO), No. RE509.
- 1.2 Landmark Trees carried out an arboricultural assessment (Jan 2007) and tree management survey (October 2006) of the site. The accompanying reports identified significant hazard issues.
- 1.3 The immediate site around the executive car park (T1-18) that was the subject of a tree failure incident (February 2006) has now been pollarded and the recommendations in this report are for an extension of the recommendations to the wider site. The failure risk is common to the wider tree resource and the need for pre-emptive management is fairly urgent.
- 1.4 The tree resource comprises almost exclusively horse chestnut trees, punctuated with 10% Lombardy poplars. The chestnuts are all neglected pollards. The rational management solution would be to re-pollard these trees back to their primary forks.
- 1.5 However, it was decided in discussion with RBBC (October 2006) that the pollarding of nearly 100 trees would have a huge landscape impact and could not be sanctioned lightly, especially in terms of the TPO. A phased cycle of crown reductions across the whole site, with strategic replanting of field maple, oak and rowan was proposed as more appropriate. The felling of the Lombardy poplars was agreed as a suitable place to start with replacement planting, since these trees are generally, in the worst condition.
- 1.6 However, since that time 1 of the poplar trees (T9) has failed in high winds and blown over onto the car park causing significant vehicular damage. There is also evidence of recent roadside failures of other poplar limbs along Station Road (debris in the verge). These failures have emphasised the need to carry out the poplar felling.

- 1.7 Moreover, they have also put the horse chestnut management into perspective. A history of tree failure on a site, adds to the weight of overall risk, when the environmental factors are added into the assessment. The site risk has now increased with the evidence of recent failures. In this light, a 5-year phased cycle of crown reductions for the chestnuts and lime starts to appear to be too little too late. Although there were no catastrophic chestnut failures, there have been individual limb failures.
- 1.8 In addition, tree surgeon Mat Boast of Broadleaf Tree Services has confirmed that 25% crown reductions are not practically achievable on these trees and that they would be left with long, unbranched “pegs” suspended from the pollard heads. Such tree form would in fact appear more unsightly than a regular pollard and would actually require more safety follow-up work, prolonging the risk for the sake of more gradual interventionism.
- 1.9 In terms of tree health, the chestnuts are likely to have stored starch reserves in the old pollarding points or “heads,” which will enable vigorous regrowth. Certainly, the example of those trees recently pollarded (T1-18), suggests that the trees will respond vigorously.
- 1.10 It is hoped that now the first phase of management has been carried out and that the public has become accustomed to the appearance of the pollard trees and their healthy regrowth that management can continue with less local resistance. Given the formal appearance of pollarded trees, it makes sense to treat all the trees uniformly to create a unified and regular appearance rather than an irregularly phased one. Thus, there are landscape, as well as practical, reasons for completing the extended works in one operation.

2. INTRODUCTION

- 2.1 LANDMARK TREES were asked by client, Holiday Extras Properties Ltd, Newingreen, Hythe, Kent CT21 4JF to re-assess the management requirements of the trees on the site (The Grove Horley, Surrey) in the light of the recent tree failure.
- 2.2 As Landmark Trees' arboricultural consultant, I walked the site with Mat Boast of Broadleaf Tree Services on 22nd November 2007, assessing the overall condition of the trees, in relation to the proposed schedule of works in the January 2007 Landmark Trees Report and following the recommendations of the latest Standard, BS3998: 1989 Recommendations for tree work.
- 2.3 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 20 years experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture
- 2.4 My survey of the trees, the soils and any other factors, is of a preliminary nature. I have not taken any samples for analysis and the trees were not climbed, but inspected from ground level. The observations and comments are set out in the body of the report below.
- 2.5 This is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.
- 2.6 This is not a full safety survey or subsidence risk assessment survey, but a summary of our walkover site visit. These services can be provided but a further fee would be payable. Where matters of tree condition with

a safety implication are noted during an inspection they will of course appear in the report.

- 2.7 Inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

3.0 OBSERVATIONS

3.1 Survey data & report layout

- 3.1.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to the original LT report. Site plans from the original report, confirming the locations of the trees and canopy spreads are reproduced here in Appendices 1 & 2. More collective assessments are set out below.

3.2 Site description

- 3.2.1 The development site is currently a commercial parking facility managed by Maple Manor Parking. The wider leasehold extends to the railway verges that surround the site, along The Grove, Station Approach and Victoria Road. The site itself is currently under level, hard standing with no vegetation. The trees are found on the railway banks and surrounding the bridge arches. Site engineers, Evans & Langford have investigated damage to these arches and requested that the trees around them be pollarded.

- 3.2.2 The site lies within the jurisdiction of Reigate and Banstead Borough Council. The land between The Grove and Station Approach is subject to a Tree Preservation Order (TPO), No. RE509, which affects 14 Horse chestnuts and 1 lime. The Tree Officer concerned is Malcolm James.
- 3.2.3 There is some uncertainty over the limits of the site, with respect to G2 & G5, which may be common to railway and client ownership. No trees should be felled without the owner's consent, nor should trees be felled near a railway without permission from Network Rail.
- 3.2.4 Highway safety and traffic control will also be an important issue to be resolved by the contractor.

3.3 Tree Appraisal

- 3.3.1 The tree resource comprises almost exclusively horse chestnut trees, punctuated with some 10% Lombardy poplars. The chestnuts are all of a uniform age (approx. 50 years) and management type: they are all ex-pollards. They were pruned back to their primary scaffold limbs at around 4m above ground, 10-20yrs ago and have since re-grown profusely.
- 3.3.2 Typically of lapsed chestnut pollards, they have dense crowns, balanced on decayed forks that overhang the surrounding roads. Such crowns are vulnerable to breakage in high winds, as has already occurred in a number of trees and now require some health and safety management.
- 3.3.3 The rational management solution would be to re-pollard these trees back to their primary forks. However, the pollarding of nearly 100 trees would have a huge landscape impact and could not really be sanctioned lightly, especially in terms of the TPO. A phased cycle of crown reductions across the whole site, with strategic replanting was agreed with the RBBC as more appropriate. The immediate surrounds of the development site

itself (T1-43) were to be the logical place to start the pruning cycle before construction. The remaining 4 blocks: T44-51, T52-69, T70-82 and T83-96 were then to be tackled individually, annually to complete a 5-year cycle.

- 3.3.4 The Lombardy poplars were agreed to be a suitable place to start with replacement planting, since these trees are generally, in the worst condition. They are prone to wind snap at maturity, a condition that has been exacerbated by previous crown lifting and reduction. A number of the trees, e.g. T39 & 54 have considerable decay in their main forks.
- 3.3.5 Uniformly reducing the crowns of surrounding chestnuts would leave these trees exposed to unaccustomed wind vortices on bank soils of questionable stability: T57a has already blown over. The growth habit of Lombardy poplars does not readily lend itself to crown reduction, so the only real management option for trees in this condition and environment is felling and replacement.
- 3.3.6 Replacement planting could be with suitable cultivars of native species; e.g. field maple (*Acer campestre* Streetwise), oak (*Quercus robur* Fastigiata Koster) and rowan (*Sorbus aucuparia* Streetwise). These selections all have compact crowns and a good track record of establishment success on clay soils.
- 3.3.7 However, since that time 1 of the poplar trees (T9) has failed in high winds (February 2007) and blown over onto the car park, causing significant vehicular damage. There is also evidence of recent roadside failures of other poplar limbs along Station Road (debris in verge). These failures have emphasised the need to carry out the poplar felling.
- 3.3.8 Moreover, they have also put the horse chestnut management into perspective. A history of tree failure on a site, adds to the weight of overall risk, when the environmental factors are added into the assessment. The site risk has now increased with the evidence of recent failures. In this light, a 5-year phased cycle of

crown reductions for the chestnuts and lime starts to appear too little too late. Although there were no catastrophic chestnut failures, there have been individual limb failures. Tree 51 is also continuing to rapidly decay with the fresh appearance of a third fungal bracket from the species *Ganoderma adspersum* on the base of the stem.

- 3.3.9 In addition, tree surgeon Mat Boast of Broadleaf Tree Services confirmed on our site visit that 25% crown reductions are not practically achievable on these trees and that they would be left with long, unbranched “pegs” suspended from the pollard heads. Such tree form would in fact appear more unsightly than a regular pollard and would actually require more safety follow-up work, prolonging the risk for the sake of more gradual interventionism.
- 3.3.10 Such a gradualist approach would therefore, in my view, now seem inadequate and impracticable, though probably more popular at first glance with the local public, where change in the landscape is commonly resisted.
- 3.3.11 The proposed acceleration of a 5-year schedule relates therefore, to the land remote from development activities, and is in response to the storm events of the 2006/2007 winter.
- 3.3.12 The immediate site around the executive car park (T1-18) that was the subject of the tree failure incident has now been pollarded and regrowth has been vigorous with shoots up to 1m in length.
- 3.3.13 The recommendations in this report are for an extension of the works to the wider site: the failure risk is common to the entire tree resource and the need for pre-emptive management is urgent. Indeed, the risk to vehicular and pedestrian traffic from G2 (T52-69) is greater than that from T1-18.

4.0 RECOMMENDATIONS

- Commission wildlife survey to check affected trees below.
- Confirm ownership of and felling / pruning of railway-side trees.
- Confirm road safety measures with Highways Agency.
- Apply to local RBBC for permission to fell / prune protected trees.
- Fell dead chestnut T43 and decayed chestnut T51.
- Pollard all remaining horse chestnuts around the entire site.
- Pollard lime trees (T47-49) to 6-7m height / principal forks.
- Fell all Lombardy poplars on site.
- Replace felled trees with 8 field maple (*Acer campestre* Streetwise), 8 oak (*Quercus robur* Fastigiata Koster) and 8 rowan (*Sorbus aucuparia* Streetwise), planted as 14-16cm-girth stock.
- All tree surgery to conform to BS3998 Recommendations for Tree Surgery and all planting to conform to BS4043: 1989 - Recommendations for Transplanting Root-Balled Trees.

5.0 REFERENCES

- British Standards Institute. 2005. *Trees in Relation to Construction* BS 5837: 2005 HMSO, London.
- Barlow JF & Harrison G (1999); *Shade by Trees*, Arboricultural Practice Note 5, AAIS, Farnham, Surrey.
- Lonsdale D 1999. *Research for Amenity Trees No.7: Principles of Tree Hazard Assessment and Management*, HMSO, London.
- Mattheck C. & Breloer H. 1994. *Research for Amenity Trees No.2: The Body Language of Trees*, HMSO, London.

APPENDIX 1

Tree Survey Plans

(Based on layout 2073/01D)

TREE SCHEDULE: 05/10/06 Holiday's Extra site, Horley, Gatwick

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|-----------------------|---------------|----------------|------------------------|----------------------------|--|--|-----------------|-------------|-----------------|----------------|
| 18 | <i>Horse Chestnut</i> | 13 | 400 (b) | 4,4,2,2 | | Fair – low vigour with die back/defoliation in main branches | Poor – co-dominant stems with a weak fork | Pollard | 20-40 | C2 | 4 |
| 19 | <i>Horse Chestnut</i> | 14 | 420 (b) | 3,5,3,1 | 4 | Fair - some decay in pollard heads | Fair - Top heavy | Pollard | 20-40 | C2 | 4.2 |
| 20 | <i>Horse Chestnut</i> | 16 | 380 | 5,3,2,3 | | Fair | Poor - Split out limbs on S side so remaining limbs exposed to wind vortices | Pollard | 20-40 | C2 | 4.56 |
| 21 | <i>Horse Chestnut</i> | | 400 | 2,5,4,2 | | Fair | Fair - Long eastern limb overhangs the road | Pollard | 20-40 | C2 | 4.8 |
| 22 | <i>Horse Chestnut</i> | 15 | 350 | 4,3,3,4 | 5 | Fair | Fair – minor decay in pollard stubs | Pollard | 20-40 | C2 | 4.2 |
| 23 | <i>Horse Chestnut</i> | 15 | 350 | 2,2,4,1 | 4 | Fair – suppressed crown | Fair - Decay in pollard heads | Pollard | 20-40 | C2 | 4.2 |
| 24 | <i>Horse Chestnut</i> | 15 | 450 | 4,3,5,3 | 4 | Fair | Fair – vertical stems (x12) | Pollard | 20-40 | C2 | 5.4 |
| 25 | <i>Laburnum</i> | 2 | 300 (b) | 3,1,1,1 | | Poor – ivy clad. Almost dead | Poor – dying | Coppice | | R | |
| 26 | <i>Horse Chestnut</i> | 15 | | 6,3,4,6 | 5 | Good | Fair – majority of weight to the west on partially decayed pruning pollards. | Pollard | 20-40 | C2 | |
| G4 27 | <i>Horse Chestnut</i> | 16 | 620 | 2,6,5,4 | | Fair | Poor – western crown removed leaving remaining exposed to wind vortices | Pollard | 20-40 | C2 | 7.44 |

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|-----------------------|---------------|----------------|------------------------|----------------------------|--|---|---|-------------|-----------------|----------------|
| 27 a | <i>Ash coppice</i> | 15 | | 2,4,5,2 | | Fair | Fair | Would be exposed by pollarding of Horse Chestnut so coppice. Bridge parapet protrudes to the west | 20-40 | C2 | |
| 27 b | <i>Ash</i> | 4 | | 1,1,1,1 | | Fair | Poor – previously topped | Coppice and stump treat with herbicide. | <10 | R | |
| 28 | <i>Horse Chestnut</i> | 14 | 620 | | | Fair | Fair | Pollard | 20-40 | C2 | 7.44 |
| 28 b | <i>Horse Chestnut</i> | 14 | 380 (b) | 3,6,3,3 | 4 | Fair – ivy clad and defoliated | Fair – co dominant stems. | Pollard | 20-40 | C2 | 3.8 |
| 29 | <i>Poplar</i> | 17 | 500 | | 4 | Poor – low live crown ratio (only 4m). Ivy clad | Poor – composed of 2 tall limbs. 3 rd limb to the E has been pruned out at 7m – remaining two vulnerable to snapping | Fell | <10 | R | |
| 30 | <i>Horse Chestnut</i> | 16 | 370 | 3,5,2,3 | 4 | Poor: ivy clad with sparse crown. Decay in pollard heads | Poor | Pollard | 20-40 | C2 | 4.44 |
| 31 | <i>Ash</i> | 17 | 170 | 2,5,4,2 | 6 | Fair – low taper on tree. | Low height: diameter. One long limb overhanging the tree | Coppice | 20-40 | C2 | 2.04 |
| 32 | <i>Horse Chestnut</i> | 15 | 450 | 3,3,5,4 | | Fair – some minor decay. | Poor - Couple of split out branches following pruning exposing others. Large N limb from decayed points. | Pollard | 20-40 | C2 | 5.4 |
| 33 | <i>Horse Chestnut</i> | 15 | 450 (b) | 2,6,3,2 | | Fair – ivy clad | Poor – long limbs over the road with superficial cracking along the base of the limbs. | Pollard. | 20-40 | C2 | 4.5 |
| 33 a | <i>Poplar</i> | 16 | 420 | 2,2,2,2 | | Poor - Ivy clad and low live crown | Poor - Swollen pollard head on E side. 3 main vertical stems from pollard point at 4m | Fell | <10 | R | 5.04 |

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|-----------------------|---------------|----------------|------------------------|----------------------------|---|--|---|---------------|-----------------|----------------|
| 33 b | <i>Poplar</i> | 18 | 500 | 3,3,3,5 | | Fair - Minor decay in pollard heads | Poor - Large stem with a lot of weight on the pollard heads | Group continues outside the boundary | 20-40 | C2 | 6 |
| 34 | <i>Horse Chestnut</i> | 10 | 380 | 3,4,5,6 | 3 | Poor - Low vigour. Mostly defoliated | Poor - Sprawling habit from pollard heads from 3-4m | Pollard | 20-40 | C2 | 4.56 |
| 35 | <i>Poplar</i> | 20 | 800 (b) | 2,2,2,2 | 4 | Poor - Ivy clad. Most of the live crown is in the top ¼. Decay in the main fork. | Poor - Multiple co dominant limbs. Cavity opening on western face of eastern limbs 2m up to 4m. Considerable decay undermining the main forks | Fell soon. Base is ivy clad so difficult to assess | <10 | R | 8 |
| 36 | <i>Horse Chestnut</i> | 14 | 570 | 3,6,5,2 | 4 | Fair – root severance and damage to the base has occurred during construction of the bank. | Fair: limited support due to root damage. Structural weakness in W limbs overhanging the road | Poorly positioned on the edge of a 1m bank | 10-20 | C2 | 6.84 |
| 37 | <i>Horse Chestnut</i> | 15 | 490 | 3,5,3,6 | | Poor – substantially defoliated over the road. Decay beneath wound on the southern base. | Fair - Dead stubs at pollarding points. | Pollard | 20-40 | C2 | 5.88 |
| 38 | <i>Horse Chestnut</i> | 15 | 360 | 2,6,2,6 | | Poor - Wide open split crown with a lack of crown cohesion. | Poor - No leader – very vulnerable to wind vortices. Eastern limb overhangs the road | Pollard | 10-20 | C2 | 4.32 |
| 39 | <i>Horse Chestnut</i> | 15 | 400 | 5,1,3,6 | | Fair - Decay in pollard heads on northern face. | Poor - Asymmetric crown. Base damage. Co dominant fork at 2m and limbs rejoin at 3m giving a point of dubious structural strength upon which the crown is dependant. Wound on Eastern limb has removed 30% of circumference. Stems are vertical with little branching until upper 5m | Pollard. | 10-20 | C2 | 4.8 |

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|------------------|------------------------------|---------------|----------------|------------------------|----------------------------|--|---|---------------------------------|-------------|-----------------|----------------|
| G5 97- 106 | <i>Poplars</i> X 7 | 16 | 500 | 3,3,3,3 | 2 | Fair - | Fair | Fell with rest of poplars | 20-40 | C2 | 6 |
| 40 | <i>Horse Chestnut</i> | 16 | 420 | 3,5,4,7, | 4 | Fair - Defoliation. Swollen pollard heads indicating decay. Dead wood half way up crown. | Fair - Majority of weight over the road. Long, low branch to the east | Pollard | 20-40 | C2 | 5.04 |
| 41 | <i>Horse Chestnut</i> | 15 | 450 (b) | 4,2,4,6 | | Fair | Poor: Wound on N face exposing 30% of circumference. Swollen. Acute forks in pollard heads. | Pollard | 20-40 | C2 | 4.5 |
| 42 | <i>Horse Chestnut</i> | 15 | 450 | 6,6,6,3 | | Fair - Decay in pollard heads | Fair | Pollard | 20-40 | C2 | 5.4 |
| 43 | <i>Horse Chestnut</i> | 12 | 350 | 0,0,0,0 | | Poor - Dead and covered in ivy. | Poor – leaning to S/SE | Hazardous. Needs felling | | R | 4.2 |
| 44 | <i>Horse Chestnut</i> | 15 | 400 | 5,5,5,5 | | Fair | Fair | Pollard | 20-40 | C2 | 4.8 |
| 45 | <i>Horse Chestnut</i> | 15 | 400 | 5,5,5,5 | | Fair | Fair | Pollard | 20-40 | C2 | 4.8 |
| 46 | <i>Horse Chestnut</i> | 15 | 400 | 5,5,5,5 | | Fair | Fair | Pollard | 20-40 | C2 | 4.8 |
| 47 | <i>Lime</i> | 19 | 800 | 4,6,6,5 | 8 | Poor - Dead wood and ivy clad | Poor - Large, low limb over the road | Pollard | 40+ | C2 | 9.6 |
| 48 | <i>Lime</i> | 16 | 600 | 4,5,3,2 | 2 | Poor - Ivy clad with die back in top of the crown | Fair - Weak, acute forks | Pollard | 40+ | C2 | 7.2 |
| 49 | <i>Lime</i> | 23 | 800 | 5,5,5,5 | | Poor - Ivy clad – significant die back all around | Fair - Weak, acute forks. | Pollard | 40+ | C2 | 9.6 |
| 50 | <i>Horse Chestnut</i> | 17 | 850 | 8,8,7,10 | | Fair - Suspected bacterial canker on NE stem base | Fair | Pollard | 20-40 | C2 | 10.2 |

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|-----------------------|---------------|----------------|------------------------|----------------------------|--|--|--|-------------|-----------------|----------------|
| 51 | <i>Horse Chestnut</i> | 15 | 650 | 4,4,6,5 | | Poor - Garnoderma brackets on E and N stem base. E crown is suspended above a cavity | Poor - Disproportionate swelling at the base. Cavity on E side with lost limb | Pollard as potentially hazardous | 20-40 | C2 | 7.8 |
| 52 | <i>Poplar</i> | 18 | 800 (b) | 2,2,2,2 | | Fair | Fair | Pollard | 20-40 | C2 | 8 |
| 53 | <i>Horse Chestnut</i> | 15 | 600 | 5,5,5,5 | | Fair | Fair | Pollard | 20-40 | C2 | 7.2 |
| 54 | <i>Poplar</i> | 18 | 650 | 2,2,2,2 | | Fair | Poor - Big vertical limb overhanging footpath. Cavity at the base of S stem. Cavity in fork at 3m. | Pollard | <10 | R | 7.8 |
| 55 | <i>Horse Chestnut</i> | 15 | 500 | 5,5,5,5 | | Fair | Fair – swollen pollard heads | Pollard | 20-40 | C2 | 6 |
| 56 | <i>Poplar</i> | 18 | 700 | 2,2,2,2 | | Fair | Poor – co dominant stems | Pollard | 20-40 | C2 | 8.4 |
| 57 | <i>Horse Chestnut</i> | 15 | 600 | 5,5,5,5 | | Fair | Fair | Pollard | 20-40 | C2 | |
| 57 a | <i>Poplar</i> | 10 | 500 | 2,2,2,2 | | Fair | Poor - Collapsed and leaning on T57. Undermining T57 | Hazardous – only prevented from falling on footpath by T58 | | R | |
| 57 b | <i>Poplar</i> | 16 | 250 | | | Fair | Fair | On railway bank. Fell to maintain uniform horse chestnut | <10 | R | |
| 58 | <i>Horse Chestnut</i> | 15 | 450 | | | Poor - Die back in top of crown and decay in pollard heads. | Fair | Pollard | 20-40 | C2 | 5.4 |

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|-----------------------|---------------|----------------|------------------------|----------------------------|---|--|-----------------|-------------|-----------------|----------------|
| 59 | <i>Poplar</i> | 16 | 700 | | | Fair - Big crown. Ivy clad | Poor - 4 co dominant principle stems | Pollard | 20-40 | C2 | 8.4 |
| 60 | <i>Horse Chestnut</i> | 15 | 450 | 2,6,2,5 | | Fair - Minor decay in pollard heads | Fair | Pollard | 20-40 | C2 | 5.4 |
| 60 b | <i>Horse Chestnut</i> | 10 | 300 | 2,6,2,5 | | Fair | Fair - Some snapped out limbs | Pollard | 20-40 | C2 | 3.6 |
| 61 | <i>Poplar</i> | 18 | 600 | | | Fair | Fair | Pollard | 20-40 | C2 | 7.2 |
| 62 | <i>Horse Chestnut</i> | 15 | 390 | 2,6,2,5 | | Fair | Fair - Asymmetric | Pollard | 20-40 | C2 | 4.68 |
| G7 70 | <i>Horse Chestnut</i> | 15 | 600 | 5,3,3,3 | | Fair | Fair | Pollard | 20-40 | C2 | 7.2 |
| 71 | <i>Horse Chestnut</i> | 15 | 400 | | | Fair | Fair | Pollard | 20-40 | C2 | 4.8 |
| 72 | <i>Horse Chestnut</i> | 15 | 400 | | | Fair | Fair | Pollard | 20-40 | C2 | 4.8 |
| 73 | <i>Poplar</i> | 20 | 700 | 3,3,3,3 | | Poor - Decay in the stems on W side 7m up | Poor - Cavity is undermining the structure of the western limb | Pollard | 20-40 | C2 | 8.4 |
| 74 | <i>Horse Chestnut</i> | 15 | 400 | 3,3,3,3 | | Fair | Fair | Pollard | 20-40 | C2 | 4.8 |
| 75 | <i>Horse Chestnut</i> | 10 | 250 | 1,3,1,1 | | Fair | Fair | Pollard | 20-40 | C2 | 3 |
| 76 | <i>Poplar</i> | 16 | 500 | | | Fair - Ivy clad | Poor - 2 long co dominant stems (1 has previously snapped out) | Pollard | 20-40 | C2 | 6 |
| 77 | <i>Horse Chestnut</i> | 10 | 450 | | | Fair | Fair – N crown pollarded so remainder exposed. | Pollard | 20-40 | C2 | 5.4 |

| ID No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|----------------|---------------|----------------|------------------------|----------------------------|--|--|-----------------------|-------------|-----------------|----------------|
| 78 | Ash | 16 | 200 | | 12 | Fair - Ivy clad | Poor - Leaning over road with low height: diameter. Very top heavy | Fell | 20-40 | C2 | 2.4 |
| 79 | Horse Chestnut | 8 | 300 (b) | | | Poor - Low vigour. Decay in pollard heads | Fair | Pollard | 20-40 | C2 | 3 |
| 80 | Horse Chestnut | 15 | 400 (b) | | | Poor - Sparse and ivy clad | Fair | Pollard | 20-40 | C2 | 4 |
| 81 | Horse Chestnut | 15 | 450 (b) | | | Poor - Defoliated and ivy clad with minor decay in pruning heads | Poor - Co dominant stems at 2m and pollarded at 4m | Pollard | 20-40 | C2 | 4.5 |
| 82 | Poplar | 16 | 450 | | | Poor - Low live crown ratio and die back in the top. | Fair | Fell | 20-40 | C2 | 5.4 |
| 83 | Horse Chestnut | 10 | 400 | | | Fair - Sparse crown with little weight | Fair | Pollard | 20-40 | C2 | 4.8 |
| 84 | Ash coppice | 10 | 300 (b) | | | Fair - Dead wood | Fair | Pollard | 20-40 | C2 | 3 |
| 85 | Horse Chestnut | 7 | 300 | | | Poor – low vigour and ivy clad | Fair | Pollard | 20-40 | C2 | 3.6 |
| 86 | Poplar | 16 | 700 | | | Fair | Poor - Considerable swelling at main forks (6 stems) | Re-pollard/fell | 20-40 | C2 | 8.4 |
| 87 | Horse Chestnut | 18 | 300 | | | Fair | Fair | Pollard | 20-40 | C2 | 3.6 |
| 88 | Horse Chestnut | 8 | 400 | | | Poor - Ivy clad, low vigour and die back | Poor - Branches overhanging the road | Potentially hazardous | 20-40 | C2 | 4.8 |
| 89 | Poplar | 16 | 700 | | | Poor - Low live crown ratio – all the crown is at the top | 4m up original pruning points with heavy crown | Pollard | 20-40 | C2 | 8.4 |
| 90 | Ash | 12 | 120 | | | Fair | Poor - High height: diameter | Pollard | 20-40 | C2 | 1.44 |

| Id No | Species | Ht (m) | Dm (mm) | Spread NESW (m) | Crown Clearance (m) | Physiological Condition | Structural condition | Comments | SULE | BS Class | RPA (m) |
|--------------|-----------------------|---------------|----------------|------------------------|----------------------------|--|------------------------------|-----------------|-------------|-----------------|----------------|
| 91 | <i>Horse Chestnut</i> | 12 | 400 | | | Fair - Some defoliation. Ivy clad, Some dead wood. | Fair | Pollard | 20-40 | C2 | 4.8 |
| 92 | <i>Horse Chestnut</i> | 10 | 300 | | | Fair | Fair | Pollard | 20-40 | C2 | 3.6 |
| 93 | <i>Horse Chestnut</i> | 14 | 450 | | | Fair - Ivy clad | Fair | Pollard | 20-40 | C2 | 5.4 |
| 94 | <i>Horse Chestnut</i> | 15 | 500 | | | Fair | Fair - Crowded pollard heads | Re-pollard | 20-40 | C2 | 6 |
| 95 | <i>Horse Chestnut</i> | 15 | 500 | | | Fair - Minor decay in pollard heads. | Fair | Pollard | 20-40 | C2 | 6 |
| 96 | <i>Horse Chestnut</i> | | 600 (b) | | | Fair - Decay in lower pollard heads. | Fair | Pollard | 20-40 | C2 | 6 |

APPENDIX 2

Extended Survey Plans



NOTES

- 1 CONTRACTOR IS RESPONSIBLE FOR ALL SI CUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
- 2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED.
- 3 ARCHITECT TO BE IMMEDIATELY NOTIFIED SUSPECTED OMISSIONS OR DISCREPANCIES

43 R

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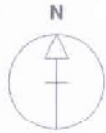
Tree Survey, October 2006. 1-250@A1

Key

| | |
|----------------------|---------------------------------------|
| ● Remove | ○ Crown Spread |
| ● Category A | ○ Root Protection Area |
| ● Category B | ○ Shadow Constraint |
| ● Category C | Impact Possible Arboricultural Impact |
| — Protective Fencing | |



TITLE NUMBER
SY744514



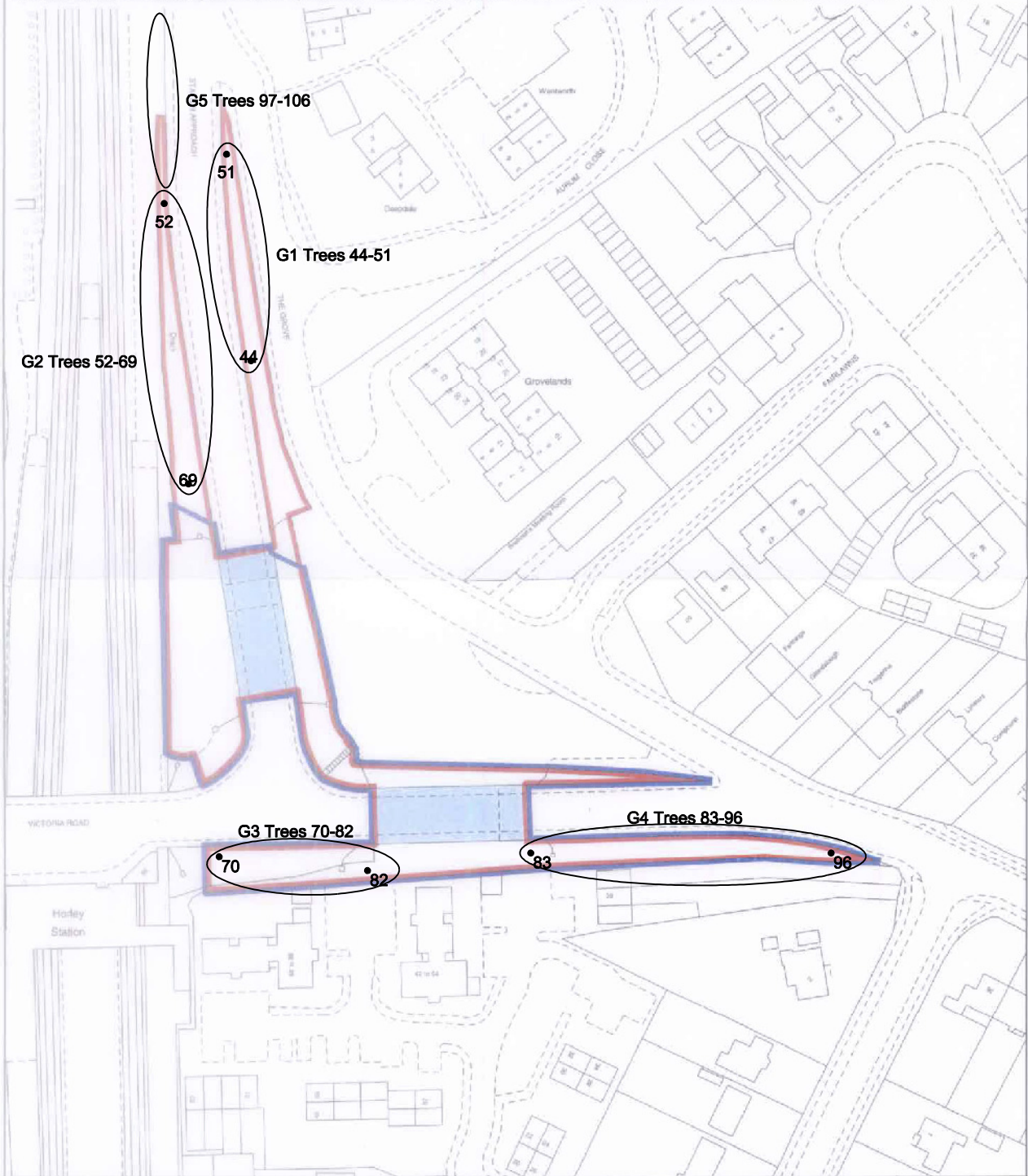
SURREY : REIGATE AND BANSTEAD

ORDNANCE SURVEY MAP REFERENCE:

TQ2842NE

SCALE 1:1250

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 11 May 2006 at 15:57:42. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 11 May 2006.

This title is dealt with by the Durham (Baldon House) District Land Registry.



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Tree Location Plan. Rev A, November 2007.

1-1250@A4