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Sandown Park  
Racecourse, Esher

Preliminary  
Arboricultural Impact  
Assessment

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# Section 1: Introduction

## Purpose

- 1.1. This Preliminary Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange LLP on behalf of Jockey Club Racecourses Ltd (JCR) to inform a masterplan-led hybrid planning application for new development proposals at Sandown Park Racecourse, Esher.
- 1.2. Hybrid planning permission is sought for mixed-use development as illustrated on the Proposed Masterplan (See **Appendix 6**).
- 1.3. Outline planning permission (with all matters reserved except for access to the development) is sought for:
  - Enhancement and rationalisation of existing racecourse facilities/infrastructure and car parking;
  - Re-location of an upgraded children's nursery (Use Class D1);
  - Development of a 150-room hotel (Use Class C1), and
  - Demolition of existing buildings/structures and residential development of approximately 318 dwellings (Use Class C3);
- 1.4. Full planning permission is sought for:
  - Racetrack widening to the southwest and east sections of the existing racecourse track, including associated ground levelling/earthworks to the southwest section, and re-positioning of fencing, and improvements to a section of the existing internal access road from More Lane, and
  - New bellmouth accesses serving the proposed development.
- 1.5. The purpose of this report is to identify any potential arboricultural implications of the proposals in accordance with local planning policy and industry best practice pertinent to trees. This work has been guided by the British Standard 5837:2012 'Trees in relation to Design, Demolition and Construction – Recommendations' (hereafter BS5837).
- 1.6. Any limitations to this report are detailed at **Appendix 1**.
- 1.7. The site is located within the local planning authority of Elmbridge Borough Council (EBC). This report has also been informed by national and local planning policy pertinent to trees and the application, which is set out within the Development and Management Plan (adopted April 2015) and the Core Strategy (adopted June 2011), further detailed at **Appendix 5**.

## Site Description

- 1.8. The application areas are demarcated by red line boundaries on the Proposed Masterplan (See **Appendix 6**) and are referred to as Sites 1, 2, 3, 4, 5, A, B, C, D, E1 / E2 and F.
- 1.9. Each application site is also demarcated by the red line boundaries as illustrated on the **Tree Constraints Plans (Ref. 11932/P13a sheets 1 to 6) (TCP)** located to the rear of this report.
- 1.10. The proposed track widening and associated access improvement (Sites E1 / E2) does not impact on existing trees and is therefore excluded from this assessment. The proposed improvement works



to the existing car parking areas (Site F) is being considered 'in principle' and no designs are being prepared at this stage. Site F is therefore also excluded from this assessment.

- 1.11. JCR's ownership boundary is demarcated by a blue line as illustrated on the **TCP** and is referred to as the 'wider site' within this report. Each application site is incorporated into the wider site which comprises an active horse racing course with associated infrastructure, including buildings, pedestrian and vehicular accesses, car parks and soft / hard landscaping.
- 1.12. The site names, central grid references and corresponding **TCP** reference numbers are set-out in the table below.

#### Sites Names and Corresponding Tree Constrains Plans

Site Name	OS Grid Reference	Tree Constraints Plan Reference Number
Site 1	TQ 13819 64939	11932/P13 sheet 1
Site 2	TQ 14059 64895	11932/P13 sheet 1
Site 3	TQ 13736 65640	11932/P13 sheet 2
Site 4	TQ 14683 65584	11932/P13 sheet 5
Site 5	TQ 14436 65306	11932/P13 sheet 4
Site A	TQ 14030 64910	11932/P13 sheet 1
Site B	TQ 14158 65142	11932/P13 sheet 3
Site C	TQ 14164 65375	11932/P13 sheet 6
Site D	TQ 13878 65246	11932/P13 sheet 6
Site E1	TQ 13684 65223	11932/P13 sheet 6
Site E2	TQ 14641 65706	11932/P13 sheet 5
Site F	TQ 14242 65153	11932/P13 sheet 3

#### Tree Preservation Orders

- 1.13. As confirmed by EBC's online interactive map (accessed 2<sup>nd</sup> January 2018), Tree Preservation Orders (TPO) are administered to trees on and / or adjacent to Site 1 and Site A. Tree survey references and the corresponding TPO reference numbers are detailed in the table below.

Site Name	TG Tree / Group Ref. Number	EBC TPO Ref. Number
Site 1	T4, G2, G4, G6, G7 and part of G8	Area TPO EL: 144
Site 1	T1	TPO EL: 97/32





## **Conservation Areas**

- 1.14. None of the trees surveyed are located within a Conservation Area. Save for a small section of the proposed access to Site 1, the application sites are not located within a Conservation Area.

## **Ancient Woodland**

- 1.15. As shown on the magic.gov.uk and EBC's website (accessed on 2<sup>nd</sup> January 2019), Ancient & Semi Natural Woodland adjoins northern boundary of Site 1, incorporating surveyed tree T4 and groups G2, G4, G6, G7 and part of G8. It was noted on-site that the Ancient Woodland has been subject to previous management, although this does not appear to be recent or active. Tree clearance appears to have occurred at the edges of the woodland to the north of Site A, with more recently established soft-landscaping treatments now being present, comprised of groups G5, G6, G7 and G8.



## Section 2: Baseline Information

### Tree Survey Methodology

- 2.1 Tyler Grange completed a full tree survey of the application sites from 20<sup>th</sup> to 22<sup>nd</sup> November 2018. The survey was undertaken by a suitably qualified Arboricultural Consultant of Tyler Grange and in accordance with the BS5837 methodology. For further clarification, please refer to the tree survey explanatory notes in **Appendix 2**.
- 2.2 In accordance with the above recommendations, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (dbh). Measured topographical survey data was used to inform the locations and surrounding context of the sites individual and groups of trees.
- 2.3 Any trees not included within the topographical survey have been approximated using measurements taken during the tree survey and further informed by aerial photography.
- 2.4 Stem measurements were taken using a diameter tape. Where this was not possible or reasonably practical, measurements have been estimated by eye. Tree heights have been measured using a digital clinometer application.
- 2.5 The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. Where identified, signs of substantial defects or debility appropriate to the pre-development context have been recorded.
- 2.6 The quality and value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment included at **Appendix 3**. Grading subcategories (1, 2 and 3) included within the Cascade Chart for Tree Quality Assessment are intended to reflect arboricultural, landscape and cultural values respectively.

### Tree Survey Summary

- 2.7 A total of 110no. individual trees, 48no. groups of trees and 1no. woodland were identified during the tree survey of the application sites. The Tree Survey Schedule included at **Appendix 4** provides a tabulated record of each of the surveyed trees, tree groups and the woodland. This includes, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of individual and groups of trees.
- 2.8 The distribution of the surveyed tree cover is illustrated on the **TCP (Sheets 1 – 6)** together with the associated tree constraints in accordance with BS5837:2012, including: root protection areas (RPAs), tree canopy spreads, tree shading and arboricultural value of each survey entry.

### Tree Grading Categories

- 2.9 The purpose of categorising surveyed trees based on their arboricultural quality and value was to ensure that the indicative layouts for each site considered the presence of important trees on each site, allowing informed decisions to be made concerning the siting of development in principle.



- 2.10 The quality of the trees is described by reference to BS5837 categories for tree classification. In accordance with the recommended survey assessment criteria found in **Appendix 3**, a synopsis of the surveyed tree stock is provided below.

#### **Category A trees**

- 2.11 Trees of high arboricultural value (Category A) are denoted by a Green tree canopy outline as illustrated on the **TCP**. Category A trees represent the principal arboricultural features due to either, or a combination of, being particularly good examples of the species, their substantial contribution to the visual amenity of the locale, or their conservational / cultural value, such as old woodland and veteran trees.

#### **Category B trees**

- 2.12 Trees of moderate arboricultural value (Category B) are denoted by a Blue tree canopy outline as illustrated on the **TCP**. Category B trees provide moderate arboricultural quality and value to the locale. There are considered as desirable features to retain in the context of new development, however, lack the special quality necessary to merit Category A classification.

#### **Category C trees**

- 2.13 Trees of low arboricultural value (Category C) are denoted by a Grey tree canopy outline as illustrated on the **TCP**. Such trees represent unremarkable examples of the species and / or provide limited or transient benefits in terms of visual amenity and conservation.
- 2.14 Despite the low quality and value of Category C trees, the integration of such specimens into the design is still recognised as favourable where practicable as they can contribute to the overall tree cover within the application site, nonetheless, they are of less priority for retention, particularly where their removal benefits to the retention of Category A and B tree cover.
- 2.15 For each application site, the findings of tree quality grading are detailed in the table overleaf.

### Tree Category Gradings for Respective Sites

Site Name	BS5837 Category	Tree / Group Reference Number
Site 1	A	T4
	B	T1, T2, G1, G2
Site 2	C	G12
Site 3	A	G28, G31
	B	T61, T62, T63, T64, T70, T71, T74, T75, T78, T82, T83, T84, T85, T89, T91, G41
	C	T65, T66, T67, T68, T69, T72, T73, T76, T77, T79, T80, T81, T86, T87, T88, T90, T92, T93, G26, G27, G29, G30, G32, G33, G34, G35, G37, G38, G39, G40
Site 4	B	T104, T107
	C	T105, T106, G43, G44, G45
Site 5	B	T35, T36, T37, T38, T41, T43, T45, T50, T52, T54, G20, G22
	C	T39, T40, T42, T44, T46, T47, T48, T49, T51, T53, T55, T56, T57, T58, G18, G21, G23, G24
Site A	A	T11, T12, T13, T14, T20, G4
	B	T3, T5, T10, T15, T16, T17, T18, T19, T22, T25, T26, T28, G6, G9, 1no. tree within G14
	C	T6, T7, T8, T9, T21, T23, T24, T27, G3, G5, G8, G10, G11, G13, 4no. trees within G14, G15
Site B	B	G16
	C	T29, T30, T31, T32, T33, T34, G17
Site C	C	T110, G47, G48
Site D	C	T108, T109

### Root Protection Areas

- 2.16 The **TCP** shows the approximate extent of Root Protection Areas (RPAs) for surveyed trees. The RPAs have been calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the stem diameter dimensions obtained during the site visits.

- 2.17 RPAs are considered to contain the minimum rooting volume to ensure the survival of the tree and should be left undisturbed in order to avoid damage to the roots or rooting environment surrounding the tree. At this outline stage, the principle siting of development has been directly informed by the plotted RPAs.
- 2.18 While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.
- 2.19 The RPAs for several trees have been reshaped where existing features are considered to act as a barrier towards root development. This includes the presence of substantial level changes, retaining features, highways and other founded structures. Where the shape of an RPA has been readjusted to reflect these features, this has been compensated in areas more advantageous to root development. The total extent / area of altered RPAs has therefore remained the same.
- 2.20 Areas of lightly constructed hard-surfacing and other built features (such as footpaths) are also present within the RPAs of surveyed tree cover. The presence of these structures is likely to reduce the rooting potential in that part of the RPA; however, the RPAs have not been manipulated for these features as some roots may be present within and beneath the sub-base of the structures.
- 2.21 The **TCP** also identifies an additional precautionary RPA for veteran trees in accordance with the standing advice from the Forestry Commission and Natural England, 'Ancient woodland and veteran trees: protecting them from development'. This RPA measurement is applicable to trees T11 to T14, located on Site A, and provides a buffer zone beyond the BS5837 calculated RPA, calculated at least 15 times larger than the diameter of the tree stems. It should be noted that existing hard-surfaces, rubber matting and managed landscape amenity grassland is present across the entirety of the veteran tree buffer zones. They are not located within a natural setting (i.e. woodland or parkland) and their surrounding rooting environment is likely to have been irregularly altered over time. The trees have also been subject to heavy and unsympathetic pruning works, which is likely a result of managing tree risk given their location within the operational and pedestrianised area of the racecourse. While it is understood that the recommended buffer zones should be treated sensitively in the context of development, it should be acknowledged that new development within this area, where approximately informed by professional judgement, can serve to improve the health of the trees through sensitive construction, improvements to the soil environment (such as decompaction) and implementation of a long-term management plan that supports their longevity.

## Tree Canopies and Shading

- 2.22 The distribution of tree canopy cover on and within influence of the site is illustrated on the **TCP**. Canopies have been plotted at cardinal points for individual and groups of trees.
- 2.23 The Tree Survey Schedule included at **Appendix 4** to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 2.24 The principal tree shadow constraints are shown on the **TCP** and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of the development.
- 2.25 Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para.

5.3.4, a) NOTE 1) states that *"shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits"*.



## Section 3: Preliminary Arboricultural Impact Assessment

- 3.1. This Preliminary Arboricultural Impact Assessment has been prepared to address the potential impacts of the development in relation to existing trees. The assessment is informed by a composite overlay of the proposed masterplan (including access) for each application site and the Tree Constraints Plan. In accordance with current industry advice, this assessment has been guided by the recommendations within BS5837 and informed by an interdisciplinary design process undertaken between TG and the wider project design team following the initial baseline tree survey.
- 3.2. Given the outline nature of the proposed development, the assessment of arboricultural impact is considered as preliminary. The definitive impacts (i.e. tree removals, tree pruning works and works within RPAs) will therefore be determined as part of any subsequent detailed designs that include full scheme details.

### Potential Tree Removals and Tree Works

- 3.3. In accordance with BS5837, the potential tree removals to accommodate the outline proposals for sites 1, 2, 3, 4, 5, A, B, C and D are illustrated on the **Preliminary Tree Retention and Removal Plan (TRRP) (Ref. 11932/P15b) (Sheets 1 to 6)** located to the rear of this report. It is important to note that the proposed scheme is presented in outline and based on an indicative masterplan, therefore tree retention and removal may be subject to change under further assessment of any subsequent detailed design proposals.
- 3.4. Potential tree removals and pruning works relating to each of the sites are also listed in the series of table below, including tree category grading and the description of impact. The mitigation response and opportunities for compensation for any required tree removal are also set-out in the table below.

#### Site 1 – TRRP (Sheet 1)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
B	G2	<p><b>Tree Removal:</b> No tree removal is considered necessary to accommodate the outline layout.</p> <p><b>Tree Pruning:</b> Minor crown lifting / remedial pruning works may be required at southern edge of group to reduce canopy encroachment into the site and improve structure of canopy edge. Active management (including thinning) of the group's dense understorey and regenerating sycamore to improve structure where adjoining the site.</p>	<p>Proposed building edge at the northern boundary is contained to the footprint of existing horse stable buildings to avoid tree removal within the group.</p> <p>The proposed building has been sufficiently off-set from a high value tree (T4) located the east of the northern tree line. The proposed building uses a single-storey structure where adjoining the tree group to provide a clearance from the new building edge and the southern canopy of the group. The single-story building will comprise bin and bike storage areas. Cross-sectional drawings including with the application (Design and Access</p>

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
			<p>Statement) illustrate this clearance based on the current canopy clearance of the tree and its proximity to the indicative building elevations.</p> <p>While no tree loss is expected, new tree planting could be achieved within soft-landscaped areas and around the car parking spaces / main building to offer a potential net-gain in tree cover on this site.</p>

#### Site 2 - TRRP (Sheet 1)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
C	G12	<p><b>Tree Removal:</b> Partial removal of the linear screen planting belt adjoining Portsmouth Road.</p> <p>G12 predominantly includes dense screen of semi-mature low-quality conifer species with limited future potential in terms of amenity.</p>	<p>Removal of the structure planting is unavoidable to accommodate the development and its connection to Portsmouth Road. G12 is considered an incongruous feature that will begin to mature and detract from mature street tree scene located off-site along Portsmouth Road.</p> <p>A new landscaping scheme will be provided along southern edge; however, this will be less densely established in order to provide visual links / and overall permeability from the residential development on to Portsmouth Road.</p>

#### Site 3 - TRRP (Sheet 2)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
B	T62, T63 and T89	<p><b>Tree Removal:</b> Removal of early-mature ornamental planting established to south of existing residential buildings due to direct conflicts with</p>	<p>The layout has responded to presence of moderate and high value trees to maximise their retention. This is demonstrated by siting the access to avoid principal</p>



BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
		<p>proposal layout of new residential buildings.</p> <p><b>Tree Pruning:</b> No major pruning works to retained trees are considered necessary at this outline stage.</p> <p>Minor pruning works may be required to trees T74 and T87 where these are retained adjacent to a proposed building and the access road.</p>	<p>tree cover to the north of the development and placement proposed buildings at suitable distances from high / moderate value trees. The car parking / access road utilises the removal of lower value tree cover to accommodate development space.</p> <p>The development will include a new landscaping scheme across the proposed residential areas of the site and to the north of between the development and Lower Green Road. An Illustrative Landscape Strategy Plan Site 3 - edp5237_d011 (submitted separately as part of the application) illustrates the opportunities for new tree planting across the site. Areas of low value, unmanaged scrub is present across to the north of the site that can be enhanced and improved through retention and higher quality specimens, thinning of dense scrub areas and replacement planting with high-quality stock.</p>
C	T68, T76, T79, T80, T81, T86, T88, T90, G26, G27 (partial), G29, G30, G32 (partial), G33, G34, G36, G37, G38, G39 and G40	Removal of low value ornamentally planted trees and hedgerows established across existing residential development and naturalised scrub / low value trees densely established to north of development to accommodate new parking areas and two access points from Lower Green Road.	

#### Site 4 - TRRP (Sheet 5)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
C	G44 and G45	<p><b>Tree Removal:</b> Removal of self-seed willow along eastern boundary to facilitate new soft-landscaping treatment adjoining Station Road. Removal of low-value landscaped strip along southern boundary to accommodate parking and new boundary treatment.</p>	<p>The building requires the removal of low value trees only with moderate value tree being retained to the front of the building.</p> <p>The development will include a new landscape scheme comprising of new street tree planting within the proposed parking areas and at the site boundaries. The removal and replacement of low value self-set trees (particularly those adjoining Station Road) will provide a higher-quality soft-landscape setting.</p>

Site 5 - TRRP (Sheet 4)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
B	T36, T38, T41, T54, G20 (partial) G22 (partial)	<p><b>Tree Removal:</b> Removal of established ornamentally planted trees within curtilage of existing nursery due to direct conflicts with proposed dwellings and car parking areas.</p> <p><b>Tree Pruning:</b> Potential minor pruning works to north-western canopy side of tree T37 and western side of T35 given their proximity to the proposed residential building. T37 has been previously heavily crown reduced.</p>	<p>The layout has sought to retain the larger horse chestnut (T37) located internally within the site. The larger English oak established within G22. Moderate value trees adjoining Portsmouth Road will also be retained to conserve the amenity provision towards the road context. It is acknowledged, through pre-application consultations with EBC Tree Officer, that there is a potential preference to remove trees T37, T50 and T51 and provide replacement trees set further back from the new development could be preferable. Given the outline nature of the scheme, my suggestion at this stage is to determine their retention or removal / replacement as part of detailed design proposals, where the potential social proximity issues can be confirmed in the context of greater design detail.</p> <p>Removal of trees located further into the site are considered unavoidable to achieve a viable scheme with access and car parking.</p> <p>An Illustrative Landscape Strategy Plan Site 5 -edp5237_d012 (submitted separately as part of the application) illustrates the opportunities for new tree planting across the site. The principles of new landscaping include additional tree planting to Portsmouth Road to maintain character of local views, new tree planting to the eastern boundary to maintain the character of views from Portsmouth Road, enable filtered views through to the racecourse and additional tree planting within the site.</p>
C	T39, T40, T42, T44, T46, T47, T48, T53, G18, G21, G23	Removal of dense area of self-seeded stock to north of the site and scattered low value ornamentally planted trees around curtilage of existing nursery site due to direct conflicts with proposed dwellings and car parking.	

Site A - TRRP (Sheet 1)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation / Compensation Opportunities
B	T10, T15, T16, T17, G9 (partial), G14 (1no. tree)	<p><b>Tree Removal:</b> Removal of moderate value ornamentally planted trees within existing areas of soft-landscaping due to direct conflicts with proposed development indicative layout and access routes.</p> <p><b>Tree Pruning:</b> No major tree pruning works are considered necessary at this outline stage. Minor pruning / management works to existing understory / soft-landscaping may be required to the north of proposed staff facilities building.</p>	<p>As the operational hub for the racecourse, all existing facilities will be demolished and replaced with improved facilities / arrangements to horse racing standards. This includes significant upgrades to existing facilities to ensure the racecourse can remain functional whilst facilitating the proposed residential development. The scheme is contained to the existing footprint of the existing operational area to avoid tree removals within the Ancient Woodland Designation to the north (including those subject to a Tree Preservation Order).</p> <p>The indicative layout also demonstrates the retention of a valuable line of mature trees (T18 – T26) located centrally within the site. In order to accommodate the required operational facilities (visitor / horse box parking areas, new stables, ancillary facilities) the hotel will be demolished, and the pre-parade ring will be relocated further north, closer to the main events area to the south of potential veteran sweet chestnut trees T11 – T14, which are also to be retained.</p> <p>The potential tree losses are therefore considered unavoidable and limited to internal, moderate value stock, that has established since the planting of the site's initial soft-landscape scheme. In order to replace the likely tree losses, the proposed development will include a new soft-landscaping scheme that can be prepared once the layout is further refined / determined as part of detailed designs.</p>
C	T6, T7, T8, T9, G10, G14 (partial)	Removal of low value ornamentally planted trees within existing areas of soft-landscaping due to direct conflicts with the proposed indicative layout and access routes.	

### Site B TRRP (Sheet 3)

BS5837 Category Grading	Tree Number	Description of Impact	Mitigation and Compensation Opportunities
B	G16	<b>Tree Removal:</b> Removal of moderate value group of established sycamore due to direct conflicts with proposed hotel building.	The removal of G16 is considered unavoidable to accommodate the new hotel in this location. While the trees have matured since initial landscape planting, they are unremarkable and do not contribute to the visual amenity of the site's locale.
C	T29, T30, T32, T33, T34, G15 (partial) and G17 (partial)	<b>Tree Removal:</b> Removal of low value recently planted trees around car parking / access road.	The impact is therefore considered moderate from an arboricultural perspective subject to implementation of compensatory planting prepared as part of detailed design.

### Site C - TRRP (Sheet 6)

BS5837 Category Grading	Tree Number	Description of Loss	Mitigation and Compensation Opportunities
C	T110, G47 and G48	<b>Tree Removal:</b> Potential removal of low value ornamental trees and shrubs established within curtilage of existing go-carting track entrance.	None considered necessary due to the negligible value of the tree cover to be removed.

### Site D – TRRP (Sheet 6)

BS5837 Category Grading	Tree Number	Description of Loss	Mitigation and Compensation Opportunities
C	T108 and T109	<b>Tree Removal:</b> Potential removal of likely self-set and small stature trees.	None considered necessary due to the negligible value of the tree cover to be removed.

## Potential Works within Root Protection Areas

- 3.5. Given the outline nature of the proposed development, the definitive impacts of siting new development within RPAs will be determined during further assessment work at the detailed design

stage. The proposed development demonstrates the principal of avoiding the RPAs of retained trees where this has been possible as part of the indicative layout.

- 3.6. In some instances, proposing development with RPAs has been unavoidable. Such incursions are detailed below followed by recommendations for mitigation as part of detailed design.

#### Potential Incursions within Root Protection Areas of Retained Trees

Site Name	Tree / Group Number	Description and Potential Construction Mitigation
Site 1	T4	Proposed car parking is located at the fringe of the RPA. The RPA is re-shaped around the footprint of the existing stables and a retaining wall. There are unlikely to be any major roots within this area given the distance away from the tree and the presence of hard structures in this area. As part of the later detailed design, the layout of the car parking can potentially be tweaked to avoid this section of the RPA or a sensitive 'no-dig' surface can be adopted.
Site 3	T74 and G31	The proposed access road is routed between trees T74 and G31. There is an existing access road in this area which will require sensitive demolition where within the RPA. The requirement for 'no-dig' surfacing within the section of road between the trees will be determined as part of detailed design.
Site 5	T37	A proposed building is located in the northern part of the RPA and the proposed access is located within the western part of the RPA. An existing hard-surface is currently present across the entire RPA which will require sensitive demolition. The requirement for specialist building foundations and the 'no-dig' surfacing for the new access road will be determined as part of the detailed design phase.
	T56 and T57	Car parking is proposed in the northern parts of the RPAs. The northern parts of the RPAs are however currently used for parking (on grass) and therefore a degree of soil compaction is likely to have already occurred. The requirement for 'no-dig' surfacing for parking areas where located within the RPAs will be determined as part of the detailed design.
	G22 and T45	Car parking areas are proposed within the southern parts of the RPAs. The requirement for 'no-dig' surfacing for parking areas where located within the RPAs will be determined as part of the detailed design.

<b>Site A</b>	T11, T12, T13 and T14	<p>The pre-parade ring will be relocated to the south of the trees into an area of existing amenity grassland. The relocation of the pre-parade ring is understood to be a fundamental part of the operational enhancement to the racecourse facilities. All proposed operational improvements are required within the defined red line boundary for site A. There is therefore no suitable alternative location for pre-parade ring without placing other surfaces / structures within this area. Given that the pre-parade ring will be a 'low impact' type of development (i.e. no hard / built development) the proposed location is considered most suitable, as it precludes development that could be more invasive within the RPAs.</p> <p>The surface of the ring itself will require a sensitive implementation method that avoids any long-term compaction (above that of the existing) within the RPAs. The ground level of this area must also be left unaltered, which is considered achievable at this stage as it is currently graded at approximately 1 in 30. The proposed saddle boxes (that would typically be located symmetrically around the ring) have been located outside of the BS5837 calculated RPAs. The likely extent of development within the RPAs will therefore be limited to new perimeter fencing and the ring 'track' itself, which can be mitigated through specialist construction methods as part of detailed design. There are also options to improve the rooting environment of the trees as part of the development, including:</p> <ul style="list-style-type: none"> <li>• Removal of any existing impermeable surfacing within the RPAs with replacement of permeable surfacing to increase water availability and soil aeration;</li> <li>• Decompaction of ground / soil within the RPAs, including compacted sub-bases beneath existing surfaces within the RPA and the soil across the amenity grassland to the south of the trees; and</li> <li>• Course of mycorrhizal fungi and / or fertiliser treatments (via soil injection) to improve nutrient availability.</li> </ul> <p>Further assessment work would be required to determine the appropriate treatment for the trees, however the existing hard-surface to the north, east and west of the trees together with managed grassland to the south suggests that the trees rooting environment could be improved as part the development. Long-term management / protection of the trees from the pre-parade ring activity will also need to be considered in perpetuity. Any long-term management could be set-out within a Veteran Tree Management Plan that is specific to these trees and their long-term relationship with the pre-parade ring, including prodecudred such as:</p> <ul style="list-style-type: none"> <li>• Physical tree stem / protection to avoid mechanical / pedestrian damage</li> <li>• appropriate management of the grassland within the</li> </ul>
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		<p>pre-parade ring (including suitable fertilisation and reseeded, and prohibition of herbicide use)</p> <ul style="list-style-type: none"> <li>periodic inspections by qualified arboricultural consultants to avoid unsympathetic pruning management (that has already occurred) and where remedial works is required to promote longevity.</li> </ul> <p>On the basis of the above, the proposed relocation of the pre-parade is therefore not considered to pose an adverse impact towards the veteran trees despite the potential RPA incursion, as it represents a low impact type of development, that can be suitably alleviated through special construction measures, improvements to their surrounding soil environment and better long-term management.</p>
	G9	<p>The relocation of the pre-parade ring requires construction of new saddling boxes around its perimeter. The position of the saddling boxes is constrained by the RPAs of the veteran trees T11, T12 and T13 and trees within G9. In order to reduce the principle of new development within the RPAs of the veteran trees, the indicative layout shows the principle of siting the saddling boxes in spaces between the trees within G9. The aspiration at this outline stage is to retain these trees within G9 in order maintain an attractive visual barrier between the horsebox park (to the south of the parade ring) and the rear of the saddling boxes. Constructing the saddling boxes within this proximity to the trees is considered achievable at this stage given the 'small-stature' nature of the saddling box structures that can adopt a specialist construction design (i.e. no-dig foundations) to mitigate disturbance within the RPAs. The exact positioning of the saddling boxes, and their construction type, will therefore require further consideration as part of detailed design proposals.</p> <p>The indicative layout proposes new unloading levellers to be located within the RPAs to the south of the trees. The unloading levellers are located to the north of a proposed new area of hard-surfacing (which is sited outside the RPAs), where horses will be unloaded from equine transport vehicles. The unloading levellers will comprise a low impact timber construction in order to alleviate disturbance within the RPAs. The construction type, including any below ground supports, will require further consideration as part of detailed design proposals.</p>

## Detailed Design and Construction Mitigation

- 3.7. This report identifies where further assessment work is required to address detailed design proposals in the event that hybrid planning consent is granted. It is recommended that this work is provided by way of a full Arboricultural Impact Assessment report that can be secured via a suitably worded planning condition. This work should also be prepared in conjunction with an Arboricultural Method



Statement (AMS) that provides a practical methodology for the protection of trees throughout the site preparation and construction stages of any consented development.

- 3.8. A detailed AIA report and AMS should be informed by full construction details (including engineering works), and is recommended to address the following key items:
- A definitive schedule and specification of any tree removals and tree works;
  - A methodology for any works within Root Protection Areas (including any specialist construction techniques and supervised excavations);
  - Specifications for tree barriers and ground protection;
  - Phasing of work;
  - An auditable system of site monitoring; and
  - A detailed Tree Protection Plan.

## Post-Development Social Proximity

- 3.9. The social proximity associated with retained trees has been recognised in relation to the potential impacts of shading, canopy growth and seasonal nuisance towards newly occupied buildings.
- 3.10. The **Preliminary Tree Retention and Removal Plan (TRRP) (Ref. 11932/P15b) (Sheets 1 to 6)** illustrates the approximate extent of tree shading (for the main part of the day) across the proposed masterplan. There are no undue shading conflicts in relation to habitable rooms / amenity spaces on assessment of the proposed indicative layouts.
- 3.11. The most tested social proximity constraint is found at Site 1 where the proposed building is located to the south of an established tree line (G4). Cross-sectional drawings for Site A are provided (See Design and Access Statement prepared separately) to illustrate where the canopy of G4 is positioned in relation to the northern elevation of the building. The cross-sections include plotted tree canopies based on the tree crown clearance (from ground level), height and spread of G4. In order to reduce development encroachment towards the tree canopies, the closest building to the tree line will be a single-storey structure and comprise bike and bin storage areas, located beneath the tree canopy.
- 3.12. Second-storey and third-storey development is further set back from the tree line to avoid conflicts with the tree canopy. It is also understood through discussions with the Architect the habitable spaces / rooms / principal windows within the building will be facing southwards, and rooms / spaces with reduced occupancy (toilets, hallways etc) will be located to the north of the building. The potential for pressures from future occupants to prune tree canopies away from the building as result of apprehension have therefore been reduced, in principle, to a reasonable degree. As part of detailed design proposals, the potential for pruning works at the edge of G4 will require further review. However, at this outline stage, the likely extent of pruning work is considered to be minor in so far as not affecting the overall appearance and physiological condition of group.

## Conclusion

- 3.13. This report sets-out the findings of a tree survey and preliminary Arboricultural Impact Assessment for a proposed hybrid planning application put forward by Jockey Club Racecourses Ltd at Sandown Park Racecourse, Esher.
- 3.14. This work has been completed in accordance with best practice relating to trees and new development (BS5837:2012) and in consideration of national and local planning policy pertinent to tree preservation.





- 3.15. The proposed masterplan for the development has been assessed in terms of potential arboricultural impacts based on a review of likely tree retention, tree removal and impacts towards retained trees to facilitate the development.
- 3.16. Tree Preservation Orders and Ancient Woodland are present within influence of the proposed development and trees of high value, including veteran trees, have been identified during the tree survey.
- 3.17. The proposed masterplan demonstrates that the trees of high arboricultural value (those that make a substantial contribution to the visual amenity of the locale) can be retained as part of the development, together with moderate value trees, wherever this has been possible.
- 3.18. The masterplan also demonstrates the principle of avoiding encroachment into or removal of trees within the Ancient Woodland designation and trees subject to a Tree Preservation Order can be retained. Veteran trees identified can also be retained and remain unaffected by the development, subject to the adoption of sensitive implementation of the proposed relocation of the pre-parade ring as addressed within this report.
- 3.19. The development will require the removal of moderate to low value grade trees only. The retention of higher value tree cover has been maximised where possible however there are instances where the removal of moderate value trees is unavoidable to accommodate the development. In response to these possible tree losses, this report details potential compensatory measures to replace and increase tree cover within the new development. This has been informed by landscape strategy work prepared by others as part of the application.
- 3.20. At this outline stage, the development proposals are considered supportable in arboricultural terms and demonstrates conformity with local planning policy aspirations pertinent to trees. The definitive effects and the impact of scheme proposals will, however, depend on the detailed design approach and the delivery of a design that addresses site levels, layout, drainage regime, detailed planting proposals and microclimatic effects in more detail where identified within this report. Further works is therefore recommended to include a full Arboricultural Impact Assessment and Arboricultural Method Statement to accompany any subsequent reserved matters application(s) and / or discharge of suitably worded planning conditions.

# **Appendix 1: Limitations and Un-assessable Risks**



# Appendix 1: Limitations and Un-assessable Risks

## Limitations

- A1.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree hazard assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A1.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

## Un-assessable Risks

- A1.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. Detail of the site's logistical issues (e.g. site storage and the construction programme) may not be finalised until after consented development. As this report has been prepared in advance of consent, some of its content may need to be updated as more specific information becomes available once the post-consent project management commences. Although this document will remain the primary legal reference in the event of any disputes, some of its content may be superseded by authorised post-consent amendments.
- A1.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A1.5. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



## Appendix 2: Tree Survey Explanatory Notes



# Appendix 2: Tree Survey Explanatory Notes

## Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

## Species

Species are listed by their common name, both in the schedule and in the report text.

## Height and Stem Diameter

The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres (mm). The diameter measurement of multi-stemmed trees is taken immediately above the root flare. Tree heights are measured in metres (m).

## Crown Spread and Height of Crown Clearance

Radial crown spread is measured in metres and is listed for each of the four cardinal points. The canopy shape for individually surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on-site.

The height crown clearance is measured above ground in metres from the attachment point of the first significant branch, or the height to which the lowest (living) branch reaches; whichever is the lower.

## Age Class

The age of each tree is defined as follows:

**Young** - within the first third of life expectancy;

**Early-Mature** - within the second third of life expectancy;

**Semi-Mature** - within the last third of life expectancy;

**Mature** - specimen at full maturity; and

**Veteran** – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. For the purpose of this report the term 'ancient tree' and 'veteran tree' are interchangeable.

## Physiological and Structural Condition

The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

An assessment of a tree's physiological condition is defined as:

**Good** – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

**Fair** – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure



**Poor** – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

An assessment of a tree's structural condition is defined as:

**Good** – no significant structural defects.

**Fair** – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

**Poor** – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



## **Appendix 3: BS 5837:2012 Cascade Chart for Tree Quality Assessment**



## Appendix 3: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL					
Category and Definition		Criteria		Identification on Plan	
<b>Category U</b> 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		<ul style="list-style-type: none"><li>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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li><li>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.</li></ul> <p>(NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)</p>		<b>DARK RED</b>	
TREES TO BE CONSIDERED FOR RETENTION					
Category and Definition		Criteria - Subcategories			Identification on Plan
		1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<b>Category A</b> <b>Trees of high quality</b> 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)	<b>LIGHT GREEN</b>
<b>Category B</b> <b>Trees of moderate quality</b> 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 remedial 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 benefits.	<b>MID BLUE</b>
<b>Category C</b> <b>Trees of low quality</b> 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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	<b>GREY</b>



## Appendix 4: Tree Survey Table



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Yew	10m	700#	6.50	9.00	6.00	7.00	4.00 (N)	Mature	Good	Fair	B1.2	Established to south of stables adjoining site boundary. Restricted access to stem. Structure is typical for species.	8.4	222
T2	Silver Birch	12m	400#			6.00#		6.00 (N)	Mature	Good	Good	B1.2	Established offsite to south of stables. Structure is typical for species. Not identified on topographical survey.	4.8	72
T3	Plum	10m	350#			5.00#		5.00 (N)	Mature	Fair	Fair	B2	Established offsite to south of stables. Structure is typical for species. Not identified on topographical survey.	4.2	55
T4	Sweet Chestnut	15m	1400#	10.00	9.00	9.00	8.00	3.00 (N) 7.00 (S)	Mature	Fair	Fair	A2	Established at south edge of car park/north of stables. Forms principal feature within tree line. Previous pruning works to south over stables evident.	15.0	707
T5	English Oak	12m	575	8.00	9.00	8.75	9.50	1.50 (tips) 3.00	Early Mature to Mature	Fair	Fair	B2	Established at edge of car park, poorly pruned back from car park to north. Sections of dead wood.	6.9	149
T6	Sycamore	12m	550, 440	7.00	8.00	6.00	8.00	3.00 (S)	Early Mature	Fair	Fair	C1.2	Established at south of workshop area on bank slopping south. Multi stemmed at base into 2x co-dominant with included unions.	8.5	227
T7	Sweet Chestnut	9m	350	1.00	2.00	6.00	5.00	6.00 (S)	Early Mature	Fair	Poor	C1.2	Heavily suppressed by T6.	4.2	55
T8	Red Chestnut	8m	400			5.75		3.00	Early Mature	Fair	Fair	C1.2	Established ornamental on grass verge. Poorly pruned lower canopy. Structure is typical for species.	4.8	72

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T9	Cherry	4m	230		2.50			1.00	Early Mature	Fair	Fair	C1.2	Pruned over road. Poor form.	2.8	24
T10	Raywood Ash	10m	350	4.50	6.25	6.50	5.75	3.00 4.00 (S)	Early Mature	Good	Fair	B2	Established ornamental. Structure is typical for species. Hard surface access to south and east. Crown lifted.	4.2	55
T11	Sweet Chestnut	14m	2000	7.50	5.50	9.00	7.25	6.00 (limbs) 4.00 (tips)	Veteran	Good	Good	A1.2.3	Main stem removed at 11m, including removal of primary, lateral limbs. Decay at points of pruning. Hard standing to north. Typical features of a potential veteran tree.	15.0	707
T12	Sweet Chestnut	15m	2000	5.50	8.00	9.25	6.50	5.00	Veteran	Good	Good	A1.2.3	Main stem removed at 11m, including removal of primary, lateral limbs. Decay at points of pruning. Hard standing to north. Typical features of a potential veteran tree.	15.0	707
T13	Sweet Chestnut	10m	1600	5.75	3.50	6.00	4.50	5.00	Veteran	Fair	Fair	A2.3	Heavily pollarded at 8m. Low proportion of crown remaining. Primary limbs removed. Fungal fruiting body to south on historic pruning wounds. Stem located within existing hard surfacing.	15.0	707
T14	Sweet Chestnut	12m	1350	7.50	6.25	6.75	5.25	5.00	Veteran	Fair	Fair	A2.3	Heavily pollarded at 9m. Decay in main stem. Veteran. Stem set within existing hard surfacing. Flexible ground materials. Typical features of a potential veteran tree.	15.0	707
T15	Norway Maple	11m	550	7.00	7.50	4.75	6.50	2.00	Mature	Good	Good	B2	Established ornamental. Structure is typical for species. Previously crown lifted.	6.6	137
T16	Norway Maple	10m	440	4.00	4.75	6.00	8.00	3.00	Early Mature	Good	Good	B2	Established ornamental. Structure is typical for species. Previously crown lifted. Hard-standing to north.	5.3	88

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T17	Hybrid Poplar	15m	890	7.50	7.50	9.00	10.00	6.50	Mature	Good	Fair	B2	Established north of car park adjacent to raised bank. Previously crown reduced by c. 30%. Typical for age and species.	10.7	358
T18	Common Beech	15m	1290	11.00	10.00	9.00	10.75	1.00 (tips) 3.00 (limbs)	Mature	Good	Fair	B1.2	Failed main leader at 5m. Large inclusions at point of bifurcation. Established in grass verge.	15.0	707
T19	English Oak	13m	790	2.50	9.75	11.00	10.00	5.00 (over car park)	Mature	Fair	Fair	B2	Suppressed to north by T18. One sided canopy. Hard standing of car park to south and access road to west.	9.5	282
T20	Common Beech	17m	1050	10.50	8.75	10.00	10.50	3.00 (W) (tips) 8.00 (limbs)	Mature	Good	Fair	A1.2	Established in amenity grass. Car park to south. Principal tree within tree line. Typical for age and species.	12.6	499
T21	Norway Maple	7m	290	5.00	4.00	5.00	4.00	-	Early Mature	Poor	Poor	C1.2	Poor / suppressed form, previously pruned in height. Suppressed by T20. Limited future potential.	3.5	38
T22	Norway Maple	13m	530	5.75	5.25	8.00	4.00	6.00	Mature	Fair	Fair	B2	Established in tree line to north of car park. Previously crown lifted. Suppressed by T21 and T23.	6.4	127
T23	Beech	13m	530	6.50	9.50	7.00	5.00	1.50	Early Mature	Fair	Fair	C1.2	Poor form. Dense planting.	6.4	127
T24	Scots Pine	9m	320	8.75	5.00	5.50	5.50	8.00	Early Mature	Fair	Poor	C1.2	Suppressed by T23 and T25. Poor form.	3.8	46

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T25	Norway Maple	10m	460	6.75	4.00	6.00	2.75	3.00	Mature	Fair	Fair	B2	Previously crown lifted. Typical for age and species.	5.5	96
T26	Common Beech	15m	830	10.00	6.25	4.25	4.75	2.00	Mature	Fair	Fair	B2	Established in grass verge. Car park to south. Poorly topped upper canopy. One sided crown to north.	10.0	311
T27	Apple	4m	180	3.00	3.00	3.00	3.00	2.00	Mature	Fair	Fair	C1.2	Established in amenity grass area.	2.2	15
T28	Oriental Sweet Gum	8m	520	6.50	6.50	6.25	5.50	2.00	Mature	Good	Fair	B1.2	Established ornamental planting in grass area. Block paved surface to south.	6.2	122
T29	Norway Maple	6m	200		2.50			2.00	Semi Mature	Good	Good	C1.2	Established ornamental planting in landscape strip. Structure is typical for species.	2.4	18
T30	Norway Maple	6m	200		2.50			3.00	Semi Mature	Good	Good	C1.2	Established ornamental planting in landscape strip. Structure is typical for species.	2.4	18
T31	Norway Maple	5m	110		2.00			2.00	Early Mature	Poor	Fair	U	Extensive strimmer damage. Decay at base. Established in landscape strip on access road.	1.3	5
T32	Norway Maple	6m	180		2.50			2.00	Early Mature	Fair	Fair	C1.2	Established in landscape strip on access road and car park.	2.2	15

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T33	Norway Maple	5m	150		2.25			2.00	Semi Mature	Good	Fair	C1.2	Established in landscape strip on access road and car park.	1.8	10
T34	Acer spp	4m	75		1.00			1.00	Young	Good	Good	C1.2	Established in landscape strip on access road and car park.	.9	3
T35	Norway Maple	10m	430	4.00	6.00	5.00	4.75	3.00	Mature	Good	Fair	B2	Located in nursery playground. Pedestrian compaction within RPA. Previously pollarded at 5m, now lapsed.	5.2	84
T36	Hybrid Poplar	13m	475	7.50	5.00	7.50	6.50	4.00	Early Mature	Good	Good	B2	Previous crown lifting work. Established on boundary of nursery playground. Typical for age and species.	5.7	102
T37	Horse Chestnut	10m	850	5.25	6.50	5.25	5.50	4.00	Mature	Good	Fair	B1.2	Established within centre of nursery playground. Surrounded by asphalt hard surface and astro turf. Previous crown pruning works, including pollard at 6m and recent reduction by 30%.	10.2	327
T38	Silver Birch	13m	430	3.50	4.50	4.00	5.00	2.00	Early Mature	Good	Good	B2	Established at curtilage of nursery. Hard standing to south and west. Structure is typical for species.	5.2	84
T39	Plum	4m	200,180	5.75	6.50	1.00	2.00	0.00	Mature	Fair	Poor	C1.2	Located at curtilage of nursery. 2 stems removed at base. Remaining stems collapsed.	3.2	32
T40	Sycamore	11m	390	4.50	4.50	4.50	4.50	4.00	Early Mature	Good	Fair	C1.2	Located at curtilage of nursery. Included co-dominant stem union at 2m.	4.7	69

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T41	Persian Ironwood	8m	270, 250	5.75	4.25	5.75	5.25	1.00	Mature	Good	Fair	B2	Established at curtilage of nursery. Soil compaction as a result of nursery activities. Broad spreading habit. Dense crown structure. Recommend crown thinning works.	4.4	61
T42	Apple	8m	380	2.00	6.50	6.50	3.75	1.00	Mature	Fair	Fair	C1.2	Imbalanced crown due to removal of lower limbs to north.	4.6	65
T43	Horse Chestnut	13m	840	8.25	6.00	8.25	9.00	2.00	Mature	Good	Fair	B1.2	Established adjacent to boundary of car park. Compacted ground from car parking bays directly north of tree. Typical for age and species.	10.1	319
T44	Apple	7m	440	3.00	3.25	3.00	4.50	0.00	Mature	Fair	Fair	C1.2	Ornamental planting at boundary of nursery. Decay at lower stem.	5.3	88
T45	Sycamore	11m	500, 400	6.00	5.00	5.50	6.25	2.50	Mature	Good	Good	B2	Established at boundary of nursery. Dense ivy in lower crown. Minor squirrel damage to south of lower crown. Well distributed upper canopy.	7.7	186
T46	Yew	9m	600	4.25	3.75	5.50	4.50	2.00	Mature	Good	Good	C1.2	Established at boundary of nursery. Crown lifted to 2m. Typical for age and species.	7.2	163
T47	Sycamore	12m	430	2.00	5.00	5.75	5.50	2.50	Early Mature	Good	Poor	C1.2	Crown suppressed to north. Imbalanced and slight lean to south.	5.2	84
T48	English Oak	12m	680	2.00	6.00	9.00	5.25	2.00	Mature	Fair	Fair	C1.2	Central leader dead. Imbalanced crown to south over property. Suppressed lower crown from group.	8.2	209

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T49	Holly	5m	10x50	2.50	2.50	2.50	2.50	0.00	Early Mature	Good	Fair	C1.2	Structure is typical for species. Established at car park boundary.	1.9	11
T50	Sycamore	12m	540	2.50	4.00	3.75	6.50	2.50	Mature	Fair	Fair	B2	Established in grass verge on boundary. Crown lifted to 2.5m. Minor die back to south upper crown. Car parking area in RPA.	6.5	132
T51	Sycamore	10m	470	1.50	4.75	3.50	2.50	5.00	Mature	Poor	Poor	C1.2	Decline in crown, stem wound with decay. Car parking in RPA.	5.6	100
T52	Sycamore	10m	540	3.50	5.50	6.25	3.50	4.00	Mature	Fair	Fair	B2	Structure is typical for species. Car parking in RPA.	6.5	132
T53	Sycamore	9m	460	2.25	2.00	5.00	5.25	4.50	Mature	Fair	Poor	C1.2	Suppressed to east. Sparse crown. Car parking in RPA.	5.5	96
T54	Sycamore	11m	600	5.75	3.00	3.50	5.50	4.50	Mature	Fair	Fair	B2	Structure is typical for species. Car parking in RPA.	7.2	163
T55	Sycamore	12m	560	3.50	4.00	5.75	3.25	5.00	Mature	Fair	Fair	C1.2	Die back throughout crown. Poor form. Ivy on stem and lower crown. Car parking in RPA.	6.7	142
T56	Sycamore	12m	420	2.50	2.75	4.75	5.25	4.00	Mature	Fair	Fair	C1	Exposed heartwood and decay at base. Heavily crown lifted to north. Car parking in RPA.	5.0	80



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				N	E	S	W								
T57	Sycamore	13m	550	4.50	4.25	5.00	4.75	4.50	Mature	Fair	Fair	C1.2	Dense ivy. Established in grass verge. Heavily crown lifted. Shrub understorey. Car parking in RPA.	6.6	137
T58	Sycamore	8m	250, 300	4.25	4.00	4.50	3.00	3.00	Mature	Fair	Poor	C1.2	Established on raised bank at boundary. Stunted form. Ivy on stem. Car parking in RPA.	4.7	69
T59	Pubescent Oak	9m	200x 7	6.50	5.00	3.00	5.75	1.50	Early Mature	Good	Fair	B2	Established on grass verge. Access road/parking to north. Multi stemmed upper canopy. Structure is typical for species.	6.3	125
T60	Sycamore	11m	420	3.75	4.00	5.50	4.50	2.50	Mature	Good	Fair	B2	Established on boundary on raised bank. Car parking in RPA on grass verge to north. Previous crown lifting works. Structure is typical for species.	5.0	80
T61	Silver Lime	12m	480	5.75	5.00	5.25	5.25	2.00	Mature	Good	Good	B1.2	Established on grass verge and raised bank. Access track to west. Structure is typical for species.	5.8	104
T62	Common Beech	10m	460	5.00	7.50	6.00	6.25	4.00	Early Mature	Good	Good	B1.2	Established in grass verge. Access road to north. Vehicles and plant parked in RPA. Previously crown lifted.	5.5	96
T63	Norway Maple	8m	350	4.75	5.25	4.75	4.75	2.00	Early Mature	Good	Good	B2	Established ornamental in grass verge. Hard standing to north, east and west. Girdled root. Structure is typical for species.	4.2	55
T64	Lime	10m	200, 400	6.25	6.25	6.25	6.25	0.00	Early Mature	Good	Fair	B1.2	Established in self seeded group. Dense scrub understorey. Typical for age and species.	5.4	92

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				N	E	S	W								
T65	Lime	11m	250 x 4 ave	6.00	6.00	6.00	6.00	0.00	Early Mature	Good	Fair	C1.2	Multi stemmed. Lapsed previously felled Lime. Poor co-dominant stem structure.	6.0	113
T66	Common Alder	9m	250	4.00	4.00	4.00	4.00	1.00	Early Mature	Good	Fair	C1.2	Structure is typical for species.	3.0	28
T67	Hazel	5m	50 x 8	4.25	4.25	4.25	4.25	0.00	Early Mature	Good	Fair	C1.2	Coppiced.	1.7	9
T68	Common Lime	10m	325, 150x3	5.50	5.50	5.50	5.50	0.00	Early Mature	Good	Poor	C1.2	Established at edge of tree group. Multi stem at base. Poor stem structure.	5.0	79
T69	Hazel	5m	50 x 8	4.25	4.25	4.25	4.25	0.00	Early Mature	Good	Fair	C1.2	Coppiced.	1.7	9
T70	Common Lime	14m	510	5.75	3.50	4.00	4.25	4.00	Mature	Fair	Fair	B2	Established at road side in amenity grass. Crown lifted. Dieback in central leader.	6.1	118
T71	Common Lime	16m	640	6.25	6.25	5.25	5.75	4.00	Mature	Good	Good	B1.2	Established at road side, crown lifted. Well distributed crown. Minor dead wood. Typical for age and species.	7.7	185
T72	Ash	9m	225	4.25	4.25	5.00	1.00	0.00	Semi Mature	Good	Poor	C1.2	Self seeded tree. Poorly established. Suppressed to south.	2.7	23

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				N	E	S	W								
T73	Lime	8m	250	4.00	0.50	0.50	4.50	4.00	Semi Mature	Poor	Poor	C1.2	Poor form, lack of vigour. Suppressed.	3.0	28
T74	English Oak	11m	900	7.25	8.00	10.00	7.25	2.00 (N) 4.00 (S)	Mature	Good	Fair	B1.2	Previously pollarded at 5m. Established south side of ditch. Broad spreading crown dominant to south. Age related dead wood.	10.8	366
T75	Lime	14m	420	5.75	5.75	5.00	5.50	0.50 (tips) 2.00 (limbs)	Mature	Good	Good	B1.2	Well established ornamental planting. Good form and structure.	5.0	80
T76	Apple	6m	180	2.50	2.50	2.50	2.50	1.00	Early Mature	Good	Fair	C1.2	Small structure ornamental. Structure is typical for species.	2.2	15
T77	Cherry	6m	280	6.00	2.00	3.25	4.50	2.00	Mature	Fair	Poor	C1.2	Suppressed form. Poor overall structure. Bacterial canker in stem.	3.4	35
T78	Lime	13m	480	7.25	6.25	5.75	5.50	1.00 (tips) 3.00 (limbs)	Mature	Good	Good	B1.2	Established ornamental in grass verge. Telephone wires in lower canopy. Previously crown lifted. Typical for age and species.	5.8	104
T79	Cherry	12m	500	5.50	6.00	6.25	5.00	2.00	Mature	Good	Fair	C2	Ornamental in property curtilage south of wet ditch. Structure is typical for species.	6.0	113
T80	Rowan	8m	250	3.00	3.50	3.00	2.75	3.00	Mature	Fair	Fair	C1.2	Established ornamental. Bacterial canker in stem.	3.0	28

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T81	Hawthorn	6m	160 x 3	3.75	4.00	2.50	2.00	1.50	Mature	Fair	Fair	C1.2	Established ornamental. Bacterial canker in stem. Slight lean to north.	3.3	34
T82	Lime	13m	480	4.25	3.25	6.50	6.75	3.00	Mature	Good	Fair	B2	Well established ornamental. Included union at 2m.	5.8	104
T83	Wild Cherry	11m	350 x 3, 220 x 2	7.25	4.50	7.25	4.00	2.50	Mature	Good	Fair	B1.2	Well established form. Co-dominant stems at 0.5m.	8.2	211
T84	Lime	10m	430	7.00	5.25	4.50	3.00	3.00	Mature	Good	Fair	B2	Well established form. Suppressed to west. Included stem unions at 2.5m.	5.2	84
T85	Lime	12m	490	6.00	6.00	6.00	6.75	1.00	Mature	Good	Good	B1.2	Established in road side verge. Typical for age and species.	5.9	109
T86	Goat Willow	12m	600#	7.00	7.00	7.00	7.00	4.00	Mature	Good	Fair	C1.2	Self set, multi stemmed at base. Structure is typical for species.	7.2	163
T87	English Oak	10m	650	5.25	7.00	8.00	6.00	2.00	Mature	Fair	Good	B1.2	Established beside ditch within area of young trees. Age-related deadwood in crown.	7.8	191
T88	Beech	7m	760	6.50	4.50	4.50	4.00	4.50	Mature	Poor	Poor	C1	Established beside culvert and ditch. Heavy lean to north, heavy ivy cover. Deadwood in canopy. Large cavity at base of stem to south. TPO no. 0998.	9.1	261

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T89	Horse Chestnut	8m	650	7.00	5.50	5.50	5.00	4.50	Mature	Good	Good	B1.2	Established at road side behind fence. Previously crown lifted at south to 4.5m. Structure is typical for species.	7.8	191
T90	Leyland Cypress	5m	280#	1.00	1.50	0.50	1.50	0.00	Early Mature	Fair	Fair	C1.2	Stem is not accessible. DBH estimated. Managed into dense hedge form. Established at road side.	3.4	36
T91	Horse Chestnut	10m	540	7.50	7.50	7.50	7.50	4.00	Mature	Good	Good	B1.2	Established at road side, previously crown lifted to 4m. Bifurcated stem at 1.5m.	6.5	132
T92	False Acacia	6m	100 x 2	3.00	3.00	3.00	3.00	2.00	Early Mature	Fair	Fair	C1.2	Established at road side. Twin leading stems.	1.7	9
T93	Horse Chestnut	8m	470	5.00	6.00	4.00	5.00	4.00	Mature	Fair	Fair	C1.2	Established at road side, previously topped at 8m and crown lifted to west.	5.6	100
T94	Horse Chestnut	6m	1180	3.00	4.00	5.00	5.50	3.00	Mature	Fair	Fair	B1.2	Established at residential garden boundary, previously heavily pollarded and crown lifted.	14.2	630
T95	Horse Chestnut	8m	980	1.00	2.00	2.50	2.00	6.00	Mature	Fair	Fair	B1.2	Established at residential garden boundary, previously heavily pollarded and crown lifted.	11.8	434
T96	Horse Chestnut	8m	1070	3.00	4.00	2.00	4.00	3.00	Mature	Fair	Fair	B1.2	Established at residential garden boundary, previously heavily pollarded and crown lifted. Large cavities on lower stem.	12.8	518

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				N	E	S	W								
T97	Horse Chestnut	9m	810	1.00	2.00	2.00	4.50	3.50	Mature	Fair	Fair	B1.2	Established at residential garden boundary, previously heavily pollarded and crown lifted. Large cavities on lower stem.	9.7	297
T98	Horse Chestnut	10m	1120	5.00	2.50	2.50	6.00	4.50	Mature	Fair	Fair	B1.2	Established at residential garden boundary, previously heavily pollarded and crown lifted. Large cavities on lower stem.	13.4	567
T99	Sycamore	12m	360, 350, 360	5.75	4.00	3.00	5.50	4.50	Mature	Good	Fair	B1.2	Established adjacent to residential garden and racecourse. Multi stemmed with evidence of previous attempts to secure lower stems with cable.	7.4	172
T100	Wild Cherry	6m	250 x 4	4.00	4.75	4.00	4.00	2.00	Mature	Fair	Fair	B1.2	Mature Wild Cherry established at boundary fence. Multi stemmed tree. Structure is typical for species. Minor dead wood in crown.	6.0	113
T101	English Oak	10m	330	4.00	4.00	4.00	4.00	3.00	Early Mature	Good	Good	B1.2	Established at boundary with residential garden. Structure is typical for species.	4.0	49
T102	English Oak	20m	900#	5.50	6.50	10.00	7.00	5.00	Mature	Good	Good	A1.2.3	Located offsite within residential garden. No access to stem due to fence Canopy unevenly distributed, strong -apical growth in leading stem. Provides visual amenity function to residential properties.	10.8	366
T103	Ash	10m	280 x 3#	5.00	5.00	5.00	5.00	6.00	Early Mature	Fair	Fair	B1.2	Multi-stemmed, upper canopy structure typical for species.	5.8	106
T104	Silver Birch	10m	350#	4.00	5.00	5.00	5.00	2.00	Mature	Good	Good	B1.2	Offsite tree established in industrial --- behind fence. Structure is typical for species.	4.2	55

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				N	E	S	W								
T105	Sycamore	8m	150 x 15	3.50	5.00	3.50	6.00	0.00	Early Mature	Fair	Poor	C1.2	Large multi stemmed Sycamore. Unmanaged, previously topped.	7.0	154
T106	Elder	4m	250	1.50	1.50	1.50	1.50	1.50	Early Mature	Poor	Poor	C1.2	Unmanaged small tree established adjacent to fence. Stunted form.	3.0	28
T107	Ash	10m	200 x 9	5.00	5.00	5.00	5.00	3.00	Mature	Fair	Fair	B1.2	Multi stemmed, unmanaged, dead wood in canopy.	7.2	163
T108	Rowan	4m	10x50	2.00	2.00	2.00	2.00	1.00	Early Mature	Fair	Fair	C1.2	Previously felled with new growth from stump.	1.9	11
T109	Plum	3m	100	1.75	1.75	1.75	1.75	1.00	Early Mature	Fair	Fair	C1.2	Small stature standalone tree.	1.2	5
T110	Norway Maple	6m	275	3.00	3.00	3.00	3.00	1.75	Early Mature	Fair	Fair	C1.2	Established ornamental planting. Structure is typical for species.	3.3	34
G1	Silver Birch x 1, Norway Maple x 4	14m	300#		6.00 ave			4.00 (N)	Early Mature to Mature	Good	Fair	B2	Established to south of stables, densely established group. Restricted access to survey.	n/a	n/a
G2	Sweet Chestnut, Holly, Silver Birch, Scots Pine, Sycamore	13m ave	450 max		7.00 ave			7.00 (S)	Young to Mature	Fair	Fair	B2	Established group to north of stables. Forms naturalised group. Canopies overhanging into stables footprint.	n/a	n/a

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				N	E	S	W								
G3	Sycamore x 4, English Oak x 1	11m	450 max		8.00 max 4.00 ave			4.00 (S) 2.00 (N)	Early Mature	Fair	Fair	C1.2	Established to south of car park. Poorly pruned to north. Level raise to north.	n/a	n/a
G4	Beech, Ash, Sweet Chestnut, Yew, Sycamore	15m ave	600 ave		7.00 (S)			4.00 (ave)	Young to Mature	Fair	Fair to Good	A1.2.3	Southern edge of tree line predominantly comprising Sweet Chestnut. Younger successional stock encroaches on to existing buildings. Suckering of mature trees overhangs buildings would benefit from management.	n/a	n/a
G5	Sweet Chestnut, Scots Pine, Sycamore	11m max	3x 350, 3x 150 max		6.25			3.00	Early Mature	Fair	Fair	C1.2	Planted stock at edge of car park. Younger stock than ancient woodland/group boundary.	n/a	n/a
G6	Scots Pine	14m max	420 max		6.25 ave			4.00 (ave)	Early Mature	Fair	Fair	B2	Stand of established Scots Pine. Tarmac access road to south. Crown lifted over road. Holly understorey.	n/a	n/a
G7	Sweet Chestnut, Scots Pine, Sycamore, Oak	13m max	750 max 400 ave		6.50			4.00	Early Mature to Mature	Fair	Fair	B1.2	Mixed native broadleaved group on edge of access road. Understorey of Holly, Yew and Rhododendron. Sweet Chestnut crown lifted over track. Pruned over road.	n/a	n/a
G8	Sweet Chestnut, Ornamental shrubs with Sweet Chestnut, Maple, Cypress	8m max	150 max		1.50			n/a	Early Mature	Good	Good	C1.2	Mixed ornamental landscape planting. Young, standard trees in grass verge.	n/a	n/a
G9	Norway Maple x 10	13m max	600 ave	7.75	1.00 4.00 ave	8.00	4.00 ave	3.00	Mature	Good	Good	B1.2	Linear ornamental planting in formal amenity grass area. Forms collective feature. Typical for age and species.	n/a	n/a
G10	Norway Maple, Sycamore	11m max	300 ave		5.50 ave			3.00 (ave)	Early Mature	Fair	Fair	C1.2	Established ornamental plantings in amenity grass area. Previously crown lifted.	n/a	n/a



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				N	E	S	W								
G11	Holly, Yew, mixed shrubs	6m max	150 max		2.00	ave		0.00	Early Mature	Fair	Fair	C1.2	Ornamental understorey shrubs and young trees.	n/a	n/a
G12	Lawson Cypress, Alder, Horse Chestnut, Norway Maple, Oak, Sycamore, Silver Birch	8-10m	375 max 300 ave		4.00			0.00	Early Mature	Fair to Good	Fair	B2	Structure planting located along boundary comprising dense lawson cypress. Provides dense screen into site from boundary but unlikely to be suitable for retention in the long term. Individual trees of low value.	n/a	n/a
G13	Silver Birch x 2, Horse Chestnut x 1	10m	180 max		3.00			2.00	Early Mature	Good	Good	C2	Young trees established in landscaped area at site entrance. Ornamental plantings.	n/a	n/a
G14	English oak x 5	10m max 7m ave	230 ave		4.00 5.00 max			3.00 (ave)	Semi Mature to Early Mature	Good	Good	C1.2/B1.2	Ornamental plantings within car park providing linear feature to entrance. 1 moderate value Oak to north.	n/a	n/a
G15	English Oak, Horse Chestnut, Italian Alder, Hornbeam	5-7m ave	370 max 250 ave		4.00	ave		2.50 (ave)	Semi Mature	Good	Fair to Good	C1.2/B1.2	Ornamental landscape planting around access and car park. Becoming established, but readily replaceable. Horse Chestnut located near main entrance exhibiting bacterial canker in stems with bark burst and affected cambium layers.	n/a	n/a
G16	Sycamore	12m	750 max		6.50			3.00 (ave)	Mature	Fair	Fair	B2	Not identified on topographical survey. locations approximated. 3x trees previously pollarded/topped at 6m. Established in amenity grass area.	n/a	n/a
G17	Raywood Ash	6m ave	85 max		1.00			2.00	Young	Good	Good	C1.2	Newly established planting in grass verge on car park.	n/a	n/a

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				N	E	S	W								
G18	Lawson Cypress, English Oak, ornamental shrub	5m ave	100 max		2.00			0.00	Semi Mature	Fair	Fair	C1.2	Mixed species group of shrubs and small stature trees.	n/a	n/a
G19	Sycamore, Lime, Lawson Cypress, Holly	13m max 10m ave	520 max		4.00			0.00	Early Mature	Good	Fair to Good	B1.2	Mixed group established at entrance to site and adjacent to highway. Mixed ornamental shrub understorey Laurel and Rhododendron.	6.2	121
G20	Lawson Cypress, Sycamore	13m max 11m ave	550 max 300 ave		4.00			2.00 (ave)	Early Mature to Mature	Fair to Good	Fair	B2	Established at entrance to nursery. Ornamental plantings, lower value as individuals.	n/a	n/a
G21	Elm, Holly, Lilac, English Oak	4m ave	100 max		2.00 ave			0.00	Young to Semi Mature	Fair	Fair	C1.2	Dense naturalised group on edge of car park. Screening nursery site.	n/a	n/a
G22	English Oak x 2, Yew x 1, Leyland Cypress x 5, Sycamore x 3, Lawson Cypress x 1	13m ave	650 max		4.00 ave 9.50 max			2.00 (ave)	Early Mature to Mature	Fair	Fair	B1.2	Mixed species, ornamental group established at boundary of nursery. Linear planting of Lawson Cypress. Larger Oak to north exhibits lean to north. Moderate value as collective.	n/a	n/a
G23	Goat Willow, Sycamore, Elm, Lime, Holly, Yew	4-8m	200 ave		3.00 ave			0.00	Young to Early Mature	Fair	Fair	C1.2	Dense area of unmanaged vegetation, including shrub understorey/scrub and small trees.	n/a	n/a
G24	English Oak, Sycamore	8m	100 max		4.00			2.00	Young	Fair	Fair	C1.2	Self seeded stock at boundary.	n/a	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G25	Lime	13m	790 max 580 ave		6.50	ave		4.00 (limbs) 2.00 (epicormic)	Mature	Good	Good	B1.2	Established avenue comprising 13x trees at side of entrance access road. Tarmac surface in RPA. Previously crown lifted. Epicormic growth. Typical for age and species.	n/a	n/a
G26	Leyland Cypress	6m ave	300 ave		2.50			0.00	Early Mature	Good	Fair	C1.2	Boundary hedge, previously topped. Linear row of hedging established to rear gardens.	n/a	n/a
G27	Elm, Hawthorn, Goat Willow, Hazel	5m ave	100 max		2.00			0.00	Early Mature	Fair	Fair	C1.2	Self seeded, unmanaged stock at edge of residential boundaries and highway. Hazel coppice at road side edge.	n/a	n/a
G28	Common Lime	16m	730 max		6.00	ave		7.00 (ave)	Mature	Good	Good	A1.2	Located offsite. Established in grass verge with direct high visual amenity provision.	n/a	n/a
G29	Ash x 6, Hornbeam x 1, Horse Chestnut x 1	12m ave	300 max		5.00	ave		0.00	Early Mature	Good	Poor	C1.2	Self seeded, unmanaged stand of trees. Poor overall structures. Dense scrub under growth.	n/a	n/a
G30	Sycamore, Hazel, Ash, Hawthorn, Plum, Goat Willow, English Oak	5m ave 8m max	100 ave		2.50	ave		0.00	Young to Early Mature	Good	Poor	C1.2	Unmanaged, dense and small structure trees. Scrub and bramble understorey.	n/a	n/a
G31	Weeping Willow	15m, 14m, 12m	820 (max)	6.25	6.25	7.00	7.00	4.00 (limbs) 0.00 (tips)	Mature	Good	Good	A1.2	Mature row of trees located to west of an exiting access road. Previously pruned back from access road and crowns reduced by 20%. Form high value feature as a collective group.	n/a	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G32	Hawthorn, Goat Willow Sycamore, Ash, Hazel, Holly, Plum, Cherry	2-9m	300 max 150 ave		4.00	ave		n/a	Young to Early Mature	Poor to Fair	Poor to Fair	C1.2	Naturalised/unmanaged area of shrubs and young trees. Includes larger Goat Willow with poor structure.	n/a	n/a
G33	Lawson Cypress	10m	275 max		3.75	ave		0.00	Young to Early Mature	Good	Fair	C1.2	Established at boundary of residential property. Unmanaged.	n/a	n/a
G34	Cherry, Lime	11m	250 ave		4.50	ave		1.00 (ave)	Early Mature	Fair	Fair	C1.2	Cohesive group at road side edge. Poor overall due to being suppressed.	n/a	n/a
G35	Norway Maple, Lime, Ash, Hawthorn, Lawson Cypress	12m ave	300 max		4.75	ave		2.00 (ave)	Early Mature	Fair	Poor	C1.2	Self seeded group, unmanaged road side stock. Poor form. Mutually suppressed.	n/a	n/a
G36	Beech x 7, Sycamore x 2	7m ave	280 ave 480 max		4.00	ave		2.00 (ave)	Early Mature	Fair to Good	Fair to Good	C1.2	Planted tree group established at track side. Canopies crowded.	n/a	n/a
G37	Leyland Cypress	5m	100 ave		0.25	ave		0.00	Young	Fair	Fair	C1.2	Ornamental cypress hedge. Actively managed.	n/a	n/a
G38	Horse Chestnut, Birch, Goat Willow, Blackthorn	4m ave	200 ave		2.50	ave		4.00 (ave)	Young to Early Mature	Fair	Fair	C1.2	Group of trees established at road side. Previously pruned back to south.	n/a	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G39	Leyland Cypress, Goat Willow, Hawthorn	5m ave	200 ave		2.00 ave			0.00	Early Mature	Fair	Fair	C1.2	Ornamental trees / shrubs established adjacent to / within residential gardens.	n/a	n/a
G40	Goat Willow x 3	6m	100 x 6 ave		6.00			1.00	Young to Early Mature	Fair	Fair	C1.2	Self set unmanaged young trees. Structure is typical for species.	n/a	n/a
G41	4x Beech	10m ave	570 ave 600 max	7.00	5.00	7.00	5.00	4.00 (ave)	Mature	Fair to Good	Fair to Good	B1.2	Tree line established at road side, previously pruning to west over road. Structure is typical for species. Forms amenity function.	n/a	n/a
G42	Lombardy Poplar x 2	18m ave	800# ave		2.50 ave			2.00 (ave)	Mature	Good	Good	B1.2	Offsite residential planting. Structure is typical for species. No access to stems due to fence.	n/a	n/a
G43	Silver Birch x 2, Goat Willow x 1	8m ave	290 ave 400 max	2.00 ave	4.00 ave			0.00	Early Mature	Good	Fair	C1.2	Unmanaged line of young trees established along field boundary fence. Structure is typical for species.	n/a	n/a
G44	Guelder Rose, Beech Hornbeam	4m ave	100 ave		2.50 ave			0.00	Young	Fair	Fair	C1.2	Planted group established along field side fence. Structure is typical for species.	n/a	n/a
G45	Goat Willow, Silver Birch, Ash	8m ave	250 ave		4.00 ave			2.00 (ave)	Young to Early Mature	Fair to Good	Fair to Good	C1.2	Planted group of trees along field side fence, with self set young trees.	n/a	n/a
G46	Leyland Cypress	9m ave	250 ave		2.50 ave			0.00	Early Mature	Good	Good	C1.2	Planted screening, cohesive canopies. Structure is typical for species.	n/a	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G47	Silver Birch x 3, Norway Maple x 1	6m max	250 max		3.00 max			2.00	Early Mature	Fair	Fair	C1.2	Established ornamental plantings. Structure is typical for species. Previous management works.	3.0	28
G48	Leyland Cypress, Goat Willow		180 max		1.50			0.00	Early Mature	Fair	Fair	C1.2	Maintained hedgerows and area of unmanaged vegetation.	-	-
W1	English Oak, Horse Chestnut, Prunus, Common Lime, understorey Hawthorn, Holly, Elder	8m ave	250 ave		6.00 ave			4.00 (ave)	Young to Mature	Fair to Good	Fair to Good	B1.2 / C1.2	Small woodland belt established along side road. Understorey of younger trees including English Oak and Horse Chestnut. Large Lime trees form principal canopy.	n/a	n/a

# **Appendix 5: Arboricultural Planning Policy Context**



# Appendix 5: Arboricultural Planning Policy Context

- A5.1. Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Arboricultural planning policy that relates to the application is set out below at a national and local level.

## *National Planning Policy*

- A5.2. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 15 'Conservation and Enhancing the Natural Environment'.
- A5.3. Paragraph 170 provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes *"protecting and enhancing valued landscapes"* and *"recognising the intrinsic character and beauty of the countryside"*. The value of ecosystem services is also noted, including the *"economic and other benefits of the best and most versatile agricultural land, and of trees and woodland"*.
- A5.4. Paragraph 170 also recognises the consideration for *"minimising impacts on and providing net gains for biodiversity"*. This includes the need to establish cohesive ecological networks that are *"more resilient to current and future pressures"*.
- A5.5. Paragraph 171 addresses the need to take a *"strategic approach to maintaining and enhancing networks of habitats and green infrastructure"* adding that plans should be made for the *"enhancement of natural capital at the catchment or landscape scale across local authority boundaries"*.
- A5.6. Paragraph 174 includes ways in which biodiversity should be protected and enhanced, such as plans that *"identify, map and safeguard components of local wildlife-rich habitats"*, as well as *"wildlife corridors and stepping stones that connect them"*.
- A5.7. Paragraph 175 highlights a series of principles that local planning authorities should apply when determining planning applications, stating that *"if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused"*.
- A5.8. Paragraph 175 also adds that *"development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists"*.
- A5.9. At a national level, the consideration for trees is recognised in the context of their contribution green infrastructure and biodiversity networks, and also in terms of their contribution in landscape terms to the local setting and character to a place. Great weight is also applied to the importance of conserving existing aged trees, including ancient woodland and trees and trees considered to be 'veterans'.





## *Local Planning Policy*

A5.10. The site is located within the local planning authority of Elmbridge Borough Council (EBC). EBC's local planning policy relating to trees is set out within the Development and Management Plan (adopted April 2015) and the Core Strategy (adopted June 2011).

A5.11. Policy DM6 'landscape and trees' within the Development and Management Plan reads:

*"Development proposals should be designed to include an integral scheme of landscape, tree retention, protection and/or planting that:*

- a. Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding scale, visual interest and amenity,*
- b. Contributes to biodiversity by conserving existing wildlife habitats, creating new habitats and providing links to the green infrastructure network,*
- c. Encourages adaptation to climate change, for instance by incorporating Sustainable Drainage Systems (SuDS), providing areas for flood mitigation, green roofs, green walls, tree planting for shade, shelter and cooling and a balance of hard and soft elements,*
- d. Does not result in loss of, or damage to, trees and hedgerows that are, or are capable of, making a significant contribution to the character or amenity of the area, unless in exceptional circumstances the benefits would outweigh the loss,*
- e. Adequately protects existing trees including their root systems prior to, during and after the construction process,*
- f. Would not result in the loss or deterioration of irreplaceable habitats including ancient woodland and ancient or veteran trees, unless in exceptional circumstances the benefits would outweigh the loss, and*
- g. Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.*

*To ensure high quality landscape schemes and depending on the scale, nature and location of the development, the Council will seek appropriate conditions attached to planning permissions to secure various improvements. These may include tree retention and protection, the submission and implementation of a landscape or treeplanting scheme, surface materials, screen walls, fences and planting. Tree Preservation Orders (TPOs) In considering consent for works to trees protected by TPO, the Council will:*

- i. Assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and 27elmbridge*
- ii. In the light of this assessment consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.*

### *Trees in conservation areas*

*In considering works to trees protected by virtue of their location within a conservation area the Council will assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area. The Council will then either:*

- i. Make a TPO if justified in the interests of amenity. The proposal would then have to be the subject of a formal application under the TPO, or*
- ii. Decide not to make a TPO and allow the six week period to expire, at which point the proposed work may go ahead as long as it is carried out within two years from the date of the notice."*



- A5.12. Where relating to trees, policy CS14 'Green Infrastructure' within the EBC's Core Strategy states that the council will strengthen the network of green infrastructure and multi-functional role it provides by *"Safeguarding important trees, woodlands and hedgerows and securing provision of soft landscaping measures in new development, focusing on the use of native species, particularly trees, which are an important feature of the Elmbridge landscape, and taking opportunities to create links with the wider green infrastructure network"*.



## Appendix 6: Proposed Masterplan





Figured dimensions only are to be used. All dimensions to be checked onsite.  
Differences between drawings and approved drawings and specifications or bills  
of quantities to be reported to the PRC Group.  
For Planning purposes, drawings can be used using the scale bar.

Revisions:	Drawn / Chkd:	Date:
A Building updated to date	MC	04.12.18
B Round up of site. Boundaries adjusted to trip / Titles. Track widening boundaries added	MC	08.01.19
C Site boundaries added	MC	11.01.19
D Site G boundary line removed	MC	17.01.19
E Site F removed. Site 2 boundary adjusted	MC	13.01.19
F Site F added. Parking layouts updated	MC	03.02.19
G Site F zoning added. Site 5 nursery boundary removed	MC	15.02.19

### Legend

- Jockey Club Race course boundary line
- Application Site Boundary

### Preliminary Issue

Client:  
Jockey Club Racecourses Ltd

Project:  
Sandown Park

Drawing Title:  
Masterplan

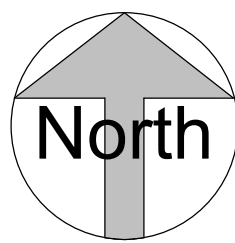
PRC

24 Church St, Woking, Surrey, GU21 6HT  
01483 404 350  
info@prc-group.com  
www.prc-group.com

Architecture			
Scale @ A0:	Checked by:	Date:	Planning
1:2000	MC	12.11.2018	Master Planning
Job No:	Stage / Drawing No:	Rev:	Urban Design
11071	FE_101	G	Interiors
Issue Status:			Landscape
Construction	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Working	Offices
Information	<input type="checkbox"/> Approval	<input type="checkbox"/> London	
Tender	<input type="checkbox"/>	<input type="checkbox"/> Milton Keynes	
PRC Architecture & Planning			Woking
15/02/2019 14:31:00			Milton Keynes
			Worwar

Scale 1:2000

0 60 100 m





# Plans

Tree Constraints Plan (11932/P13a)

Preliminary Tree Retention and Removal Plan (11932/P15b)





SITE 1

SITE A

SITE 2

Key:

Site Boundary

JCR Ownership Boundary

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)

BS 5837 Calculated Tree Shadow Constraints

Veteran Tree RPA

Notes: trees and groups not identified on topographical locations approximated using measurements taken on site.

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Project Name

Sandown Park Racecourse, Esher - Sites 1, 2 and A

Drawing Title

Tree Constraints Plan

TG Tyler Grange

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W: www.tylergrange.co.uk

Scale

1:500 @ A1

Date

February 2019

Drawn by

LB

Checked by

JP

Drawing No.

11932/P13 sheet 1

Revision

A



Key:

- Site Boundary
- JCR Ownership Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints

\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.



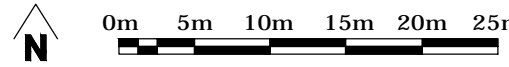
Project Name  
Sandown Park Racecourse, Esher - Site 3

Drawing Title  
**Tree Constraints Plan**

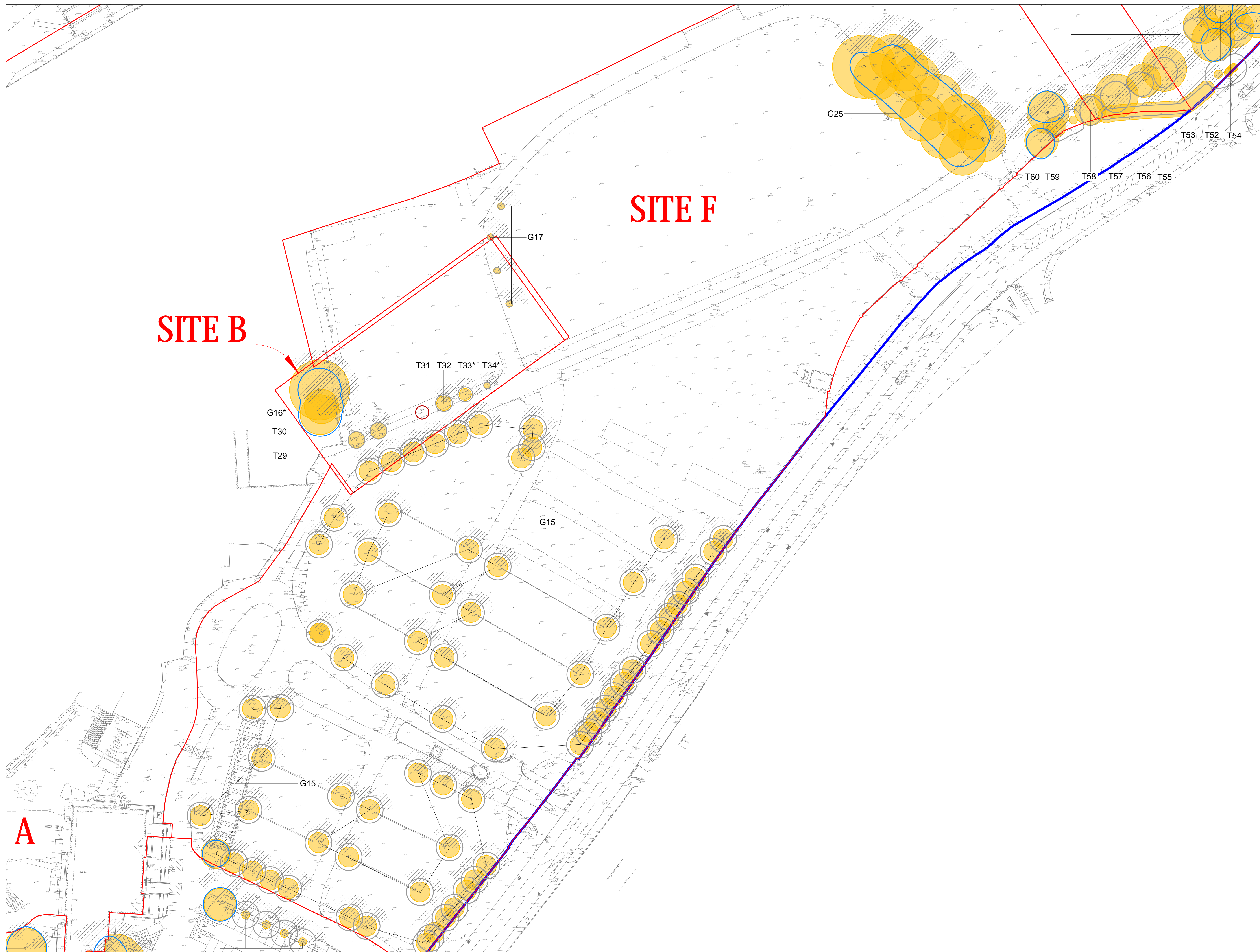
**TG** Tyler Grange

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Drawing No. 11932/P13 sheet 2	Revision A







**Key:**

- Site Boundary
- JCR Ownership Boundry
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees Recommended for Removal
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints

\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.

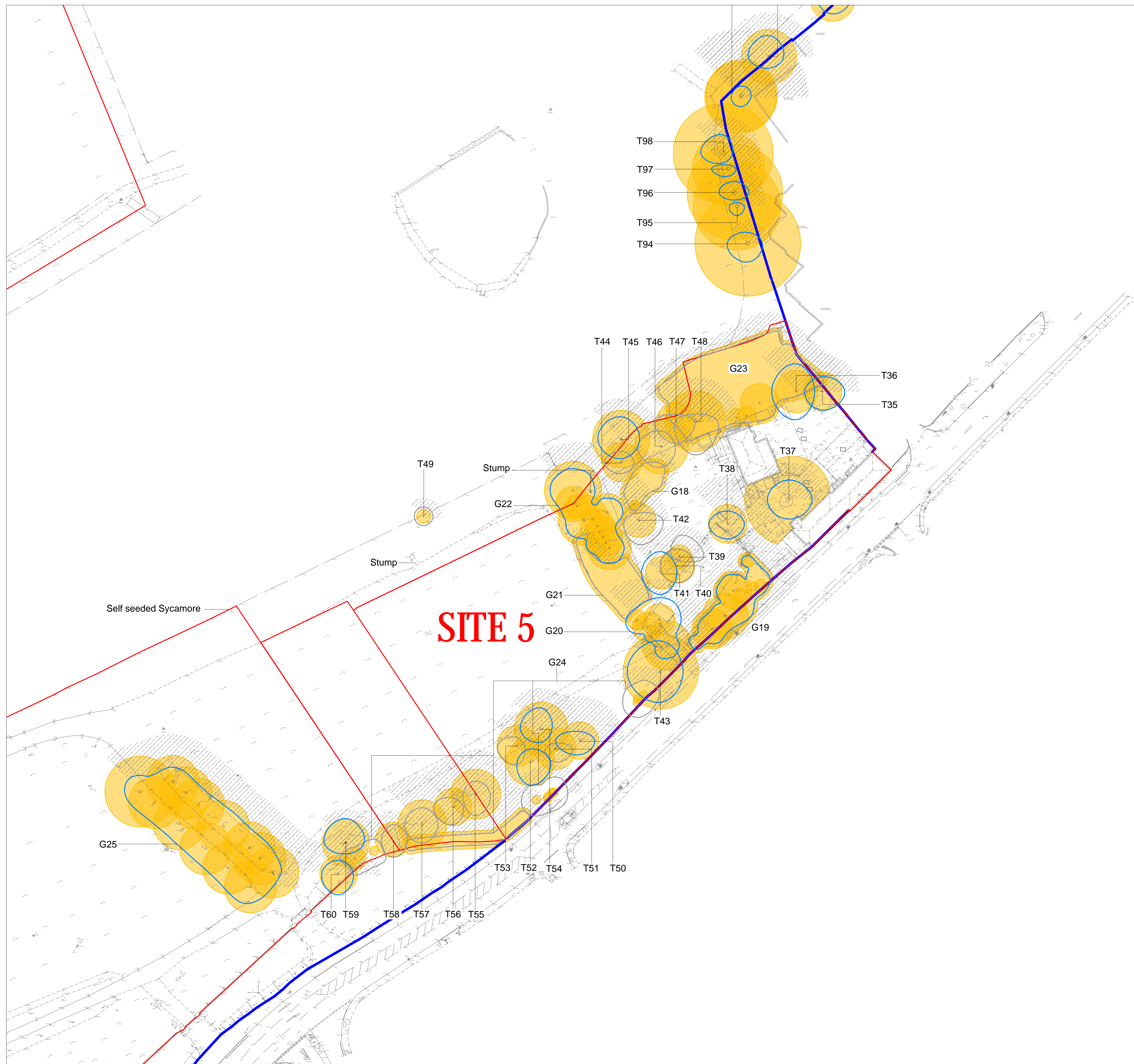
Project Name  
Sandown Park Racecourse, Esher - Sites B and F

Drawing Title  
**Tree Constraints Plan**

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- Key:
- Site Boundary
  - JCR Ownership Boundary
  - Category A - Trees of High Quality and Value
  - Category B - Trees of Moderate Quality and Value
  - Category C - Trees of Low Quality and Value
  - Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
  - BS 5837 Calculated Tree Shadow Constraints

\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.

Project Name

Sandown Park Racecourse, Esher - Site 5

Drawing Title

Tree Constraints Plan

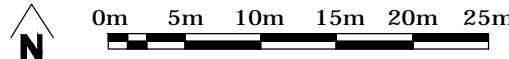


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Scale 1:500 @ A1 Date February 2019

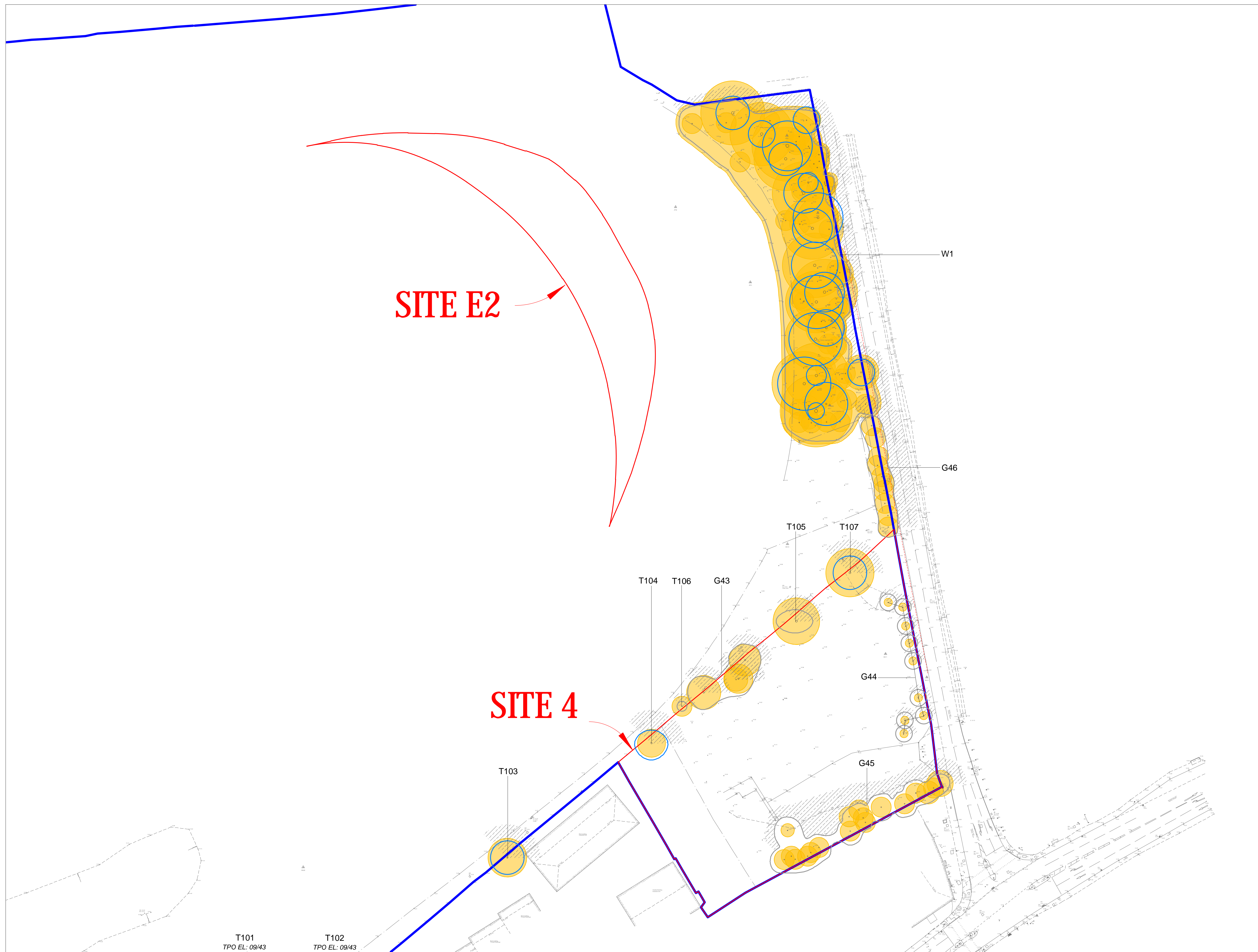
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Drawing No. 11932/P13 sheet 4 Revision A



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Key:

- Site Boundary
- JCR Ownership Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints

\*Derivative trees and groups not identified on topographical.  
Locations approximated using measurements taken on site.

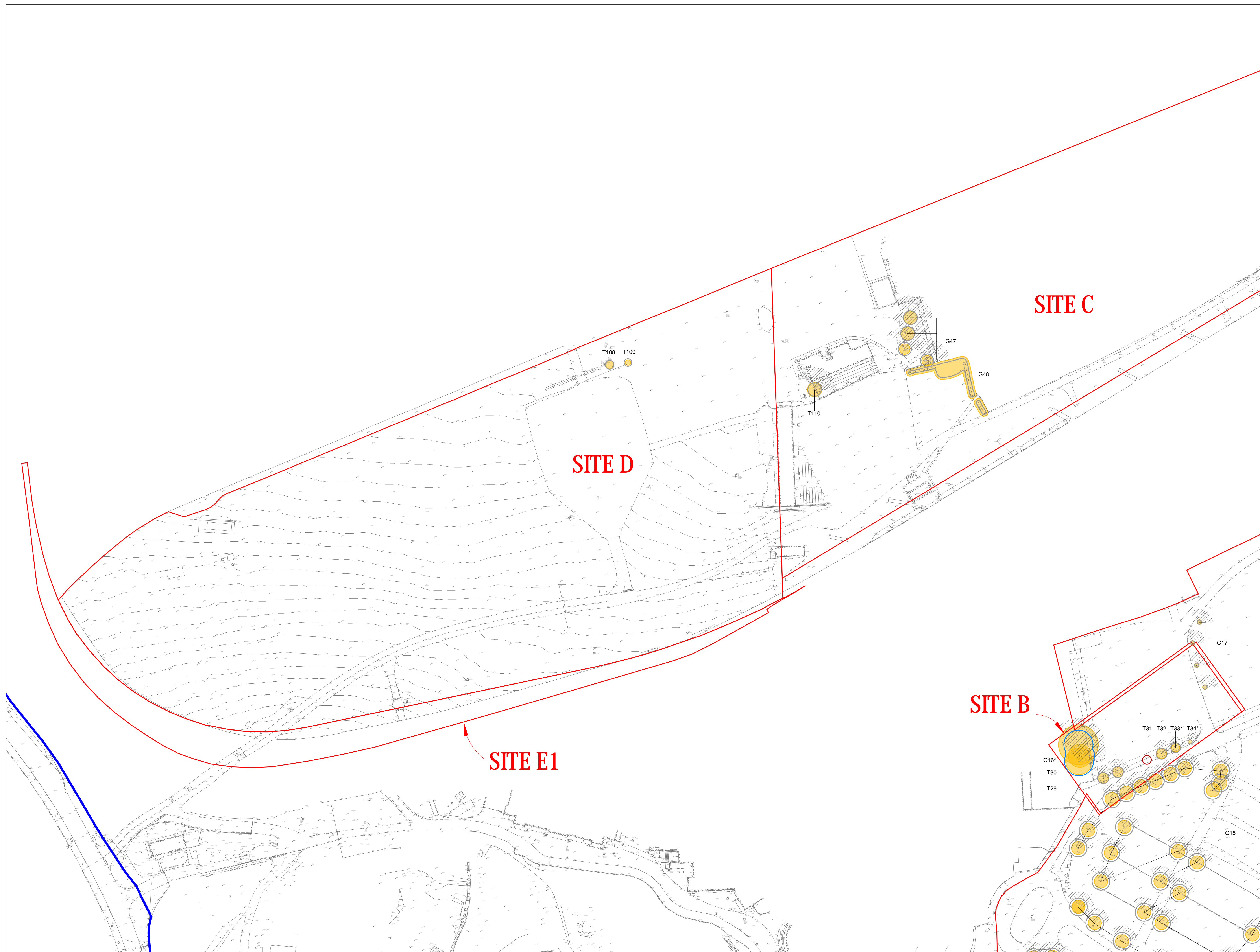
Project Name  
Sandown Park Racecourse, Esher - Site 4 and Pedestrian Link

Drawing Title  
Tree Constraints Plan

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Drawing No. 11932/P13 sheet 5	Revision A





Key:

- Site Boundary
- JCR Ownership Boundry
- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints

## SITE C

## SITE D

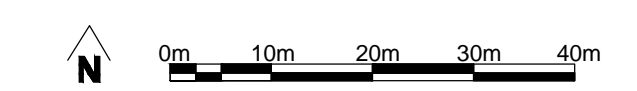
## SITE B

## SITE E1

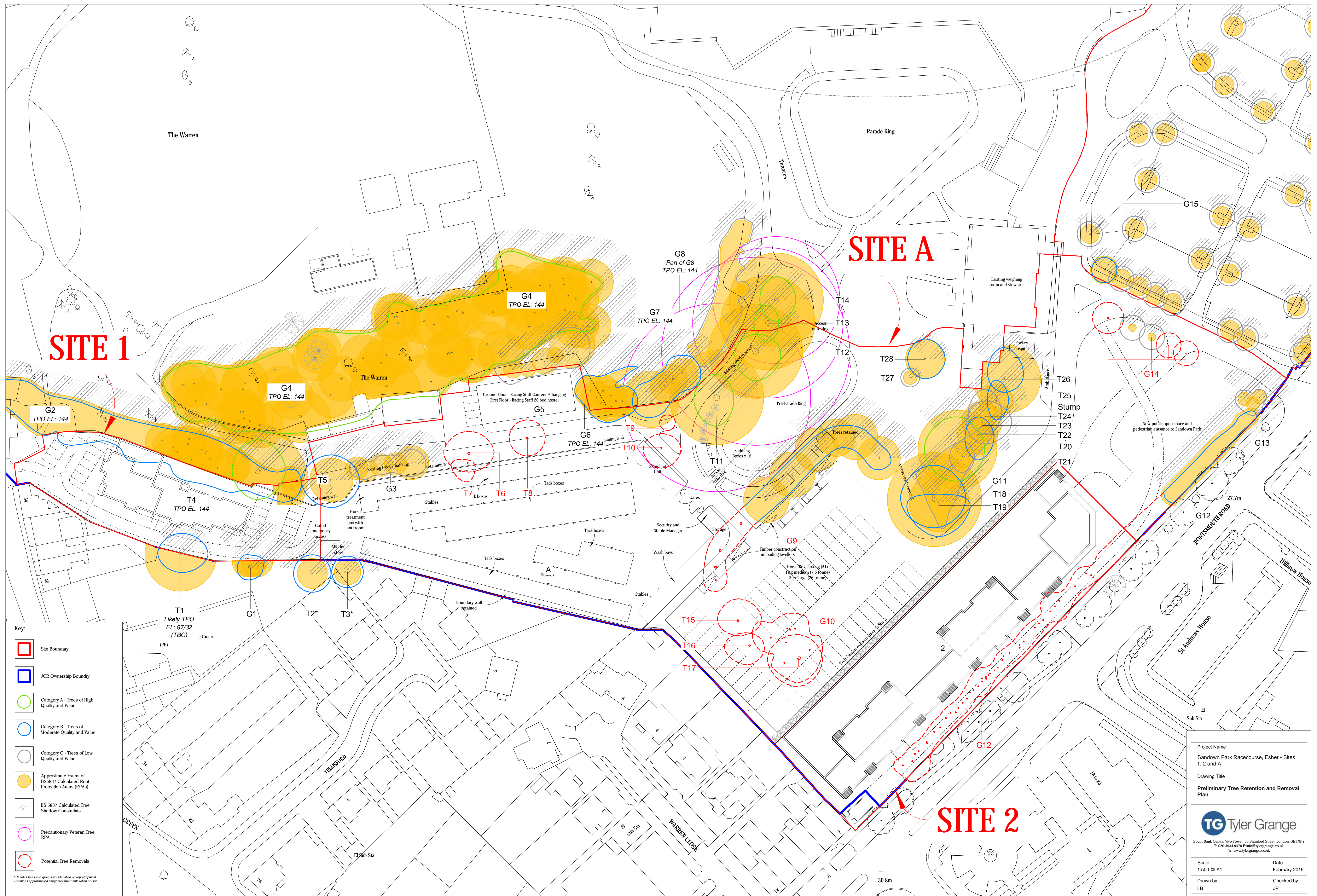
Project Name
Sandown Park Racecourse, Esher - Sites C, D and E1
Drawing Title
Tree Constraints Plan

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1:750 @ A1	February 2019
Drawn by	Checked by
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Drawing No.	Revision
11932/P13 sheet 6	A







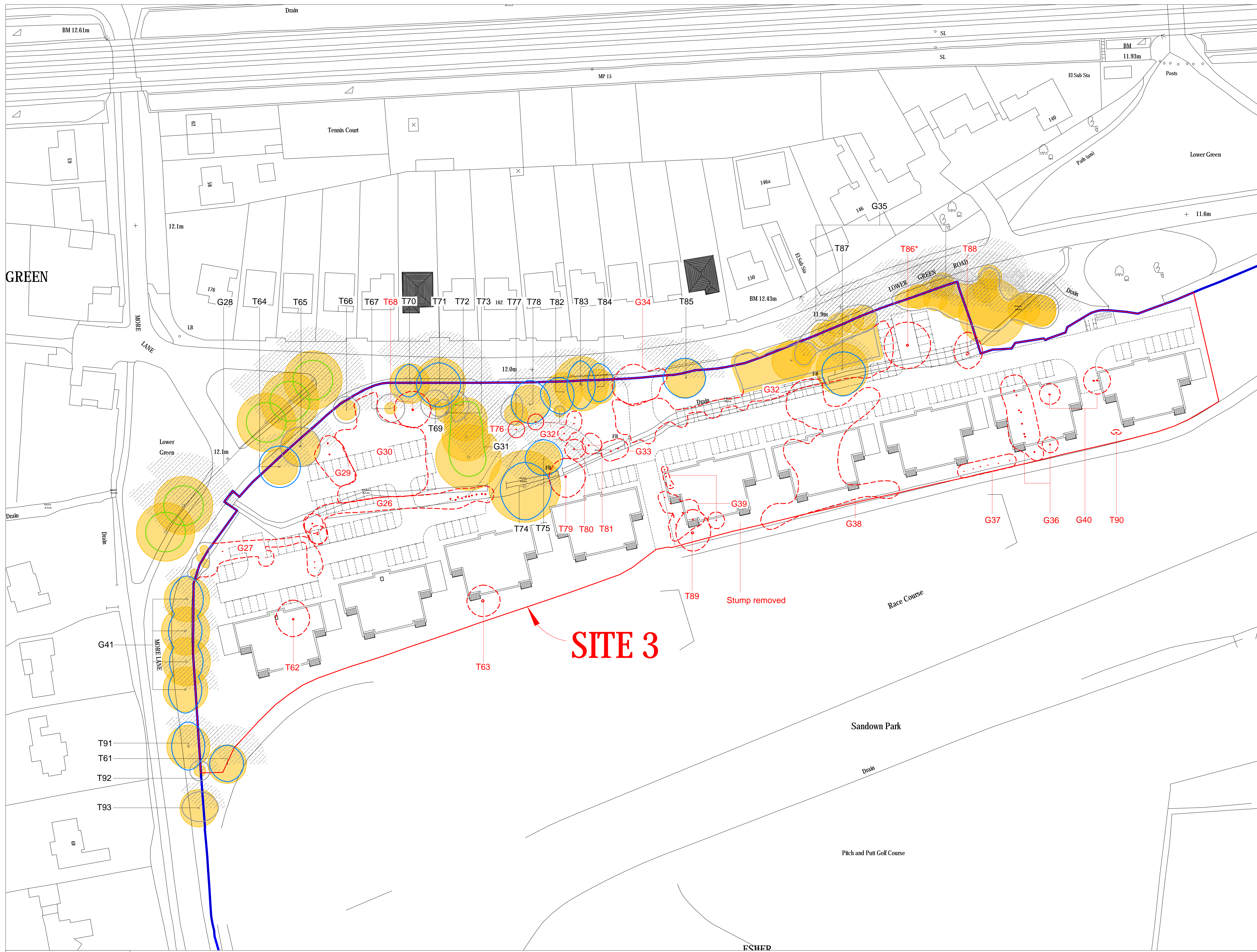
Key:

- Site Boundary
- JCR Ownership Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints
- Precautionary Veteran Tree RPA
- Potential Tree Removals

\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.

Project Name	
Sandown Park Racecourse, Esher - Sites 1, 2 and A	
Drawing Title	
Preliminary Tree Retention and Removal Plan	
TG Tyler Grange	
South Bank Central Vivo Tower, 50 Stamford Street, London, SE1 8PY T: 020 3834 9470 E: info@tylgrange.co.uk W: www.tylgrange.co.uk	
Scale	Date
1:500 @ A1	February 2019
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LB	JP
Drawing No.	Revision
11932/P15 sheet 1	B





Key:

- Site Boundary
- JCR Ownership Boundary
- Category A - Trees of High Quality and Value
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- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints
- Potential Tree Removals

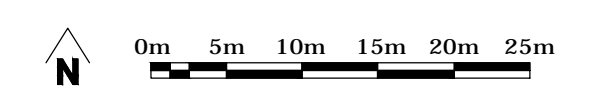
\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.

GREEN

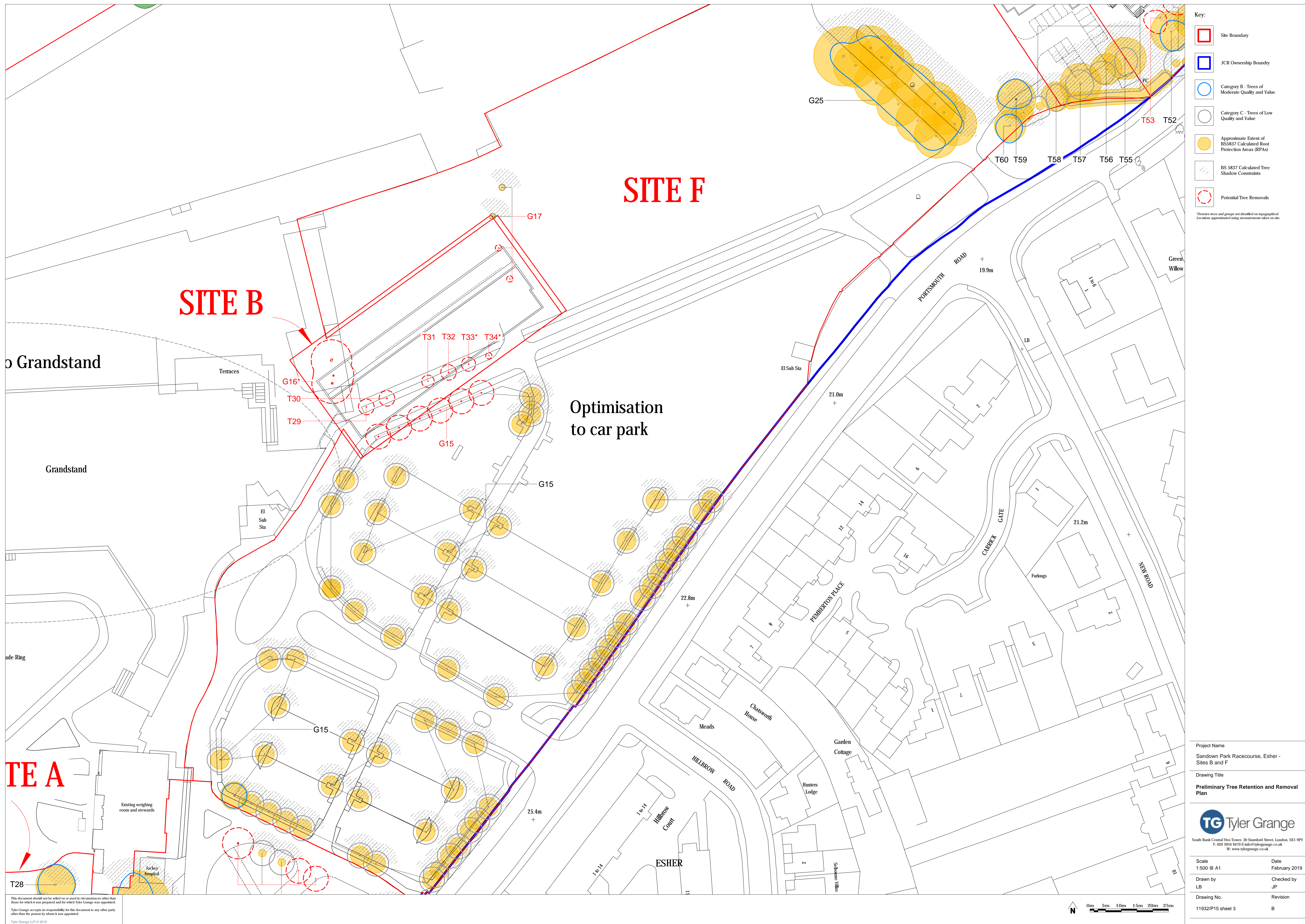
SITE 3

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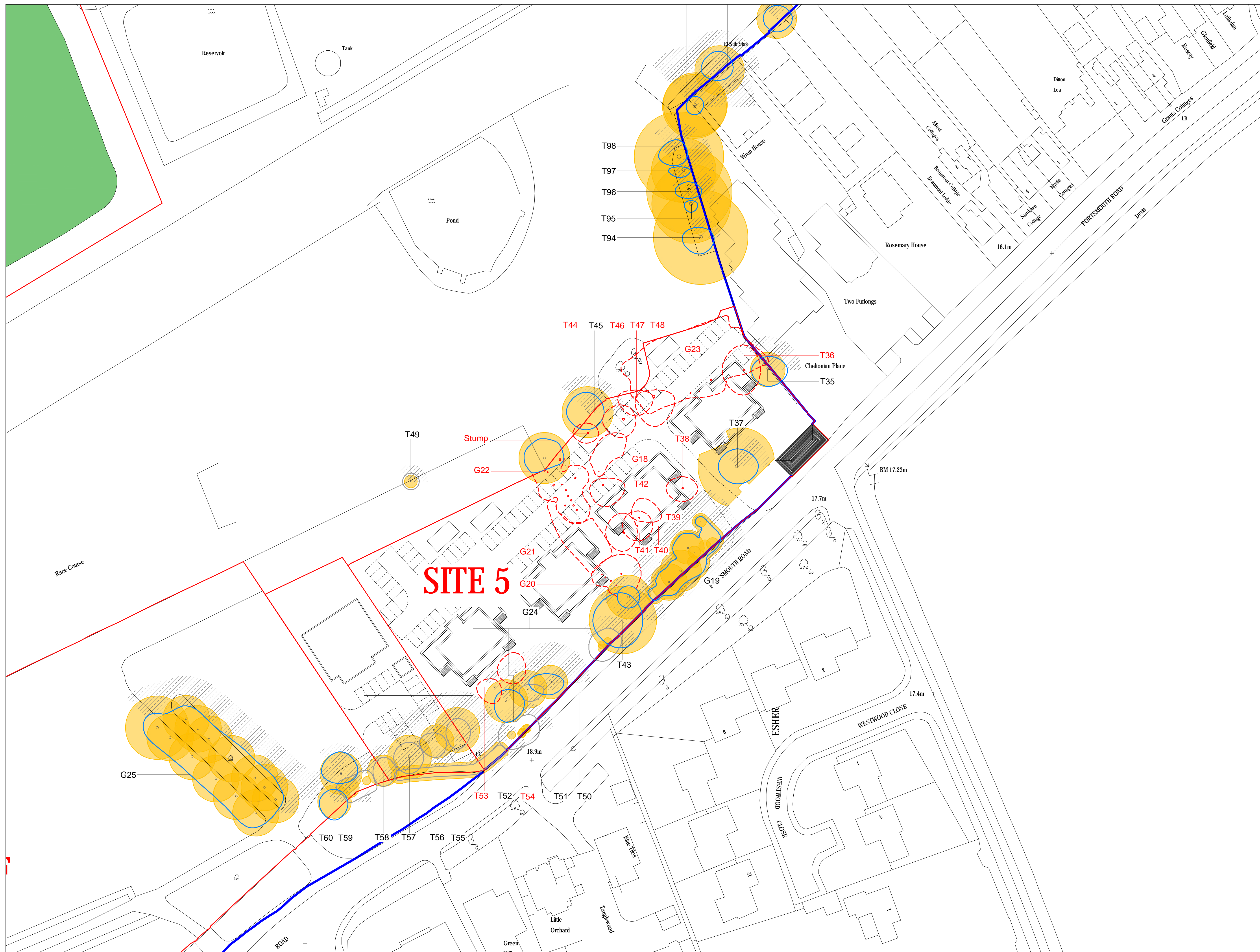
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Drawing Title	
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TG Tyler Grange	
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Scale	Date
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Drawing No.	Revision
11932/P15 sheet 2	B











Key:

- Site Boundary
- JCR Ownership Boundry
- Category A - Trees of High Quality and Value
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- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints
- Potential Tree Removals

\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.

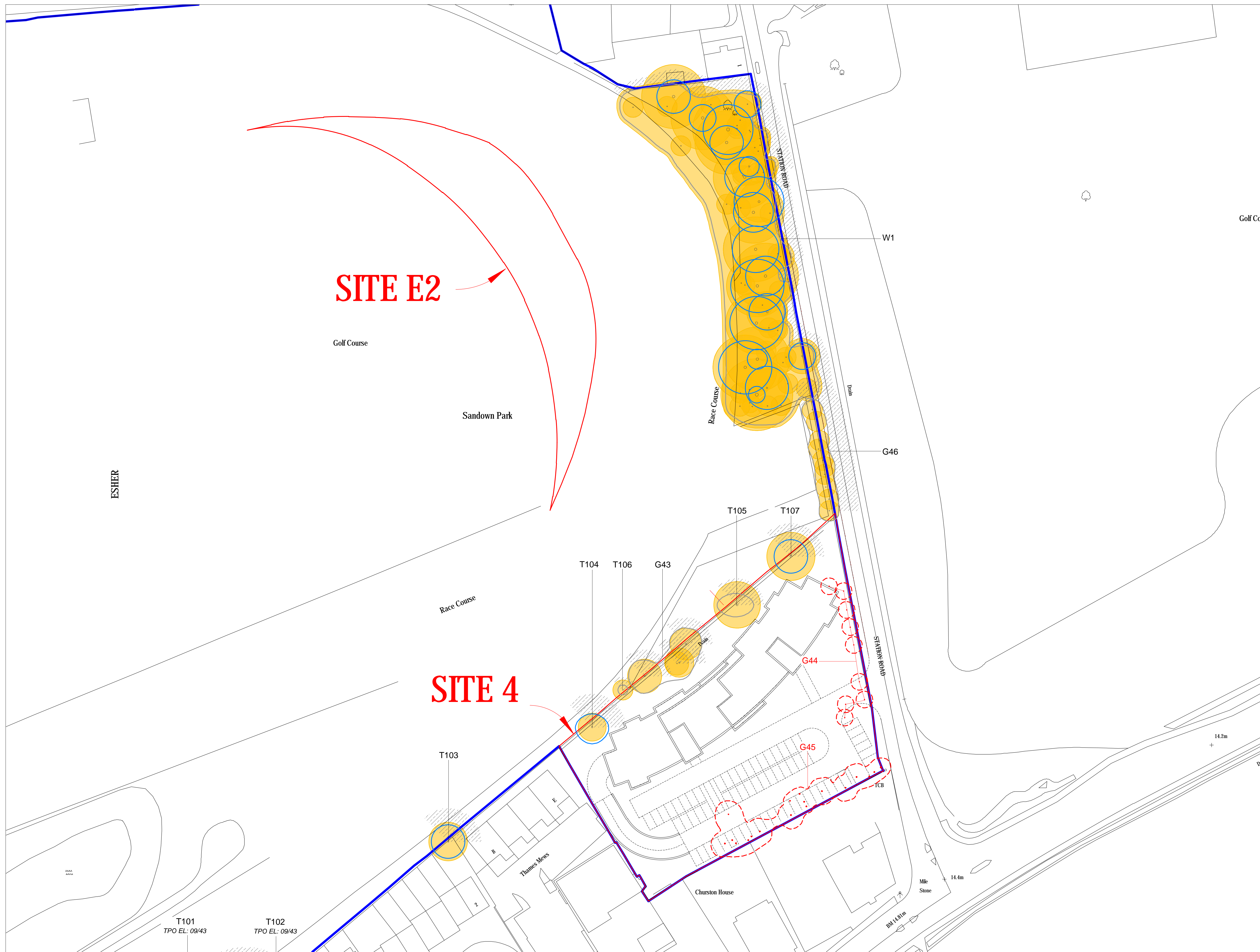
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Sandown Park Racecourse, Esher - Site 5

Drawing Title  
**Preliminary Tree Retention and Removal Plan**

**TG Tyler Grange**  
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Drawing No. 11932/P15 sheet 4	Revision <b>B</b>





Key:

- Site Boundary
- JCR Ownership Boundry
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints
- Potential Tree Removals

\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.

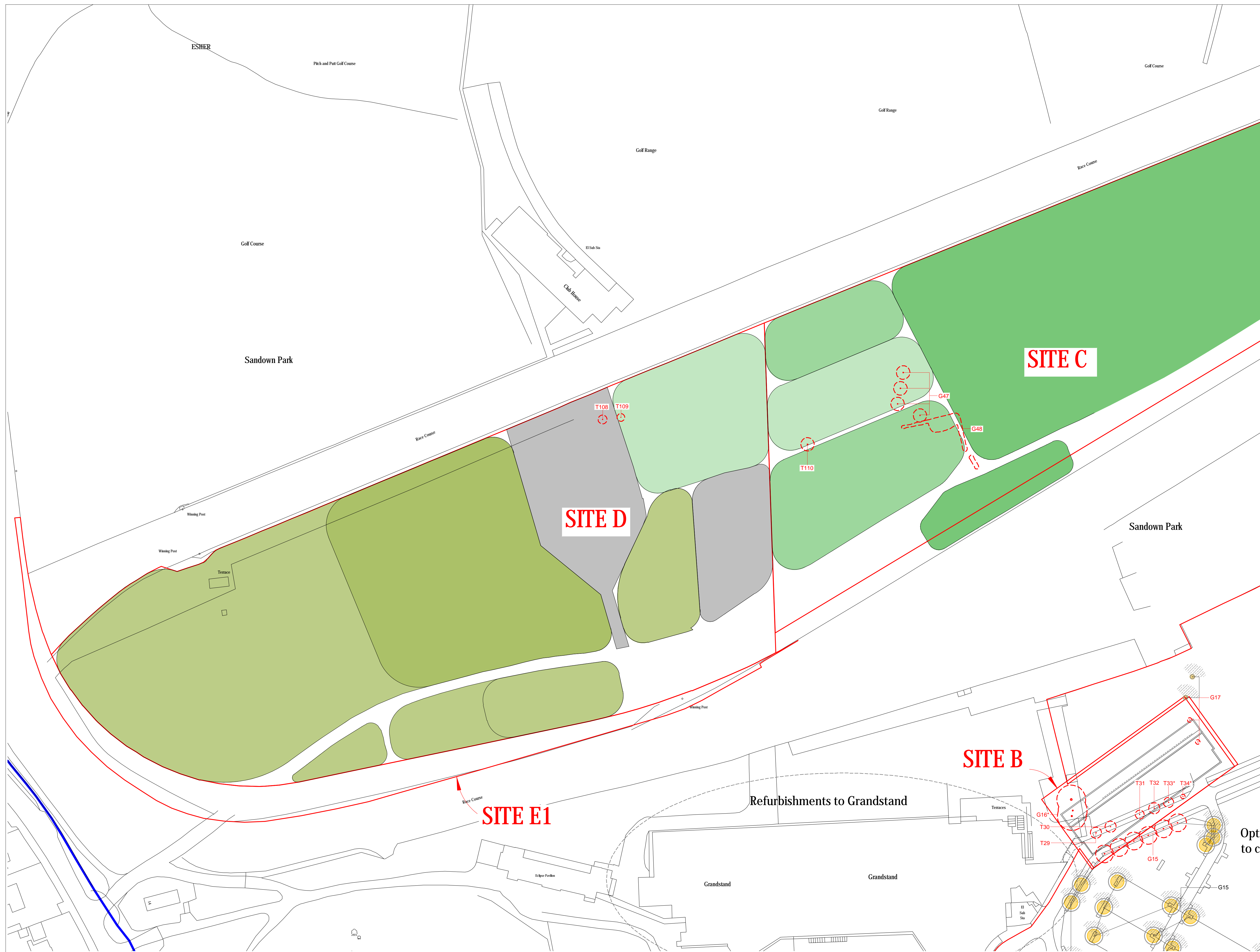
Project Name  
Sandown Park Racecourse, Esher - Sites 4 and E2

Drawing Title  
**Preliminary Tree Retention and Removal Plan**

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Scale 1:500 @ A1	Date February 2019
Drawn by LB	Checked by JP
Drawing No. 11932/P15 sheet 5	Revision B





Key:

- Site Boundary
- JCR Ownership Boundary
- Category C - Trees of Low Quality and Value
- Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
- BS 5837 Calculated Tree Shadow Constraints