DEVELOPMENT BRIEF

SITE AT MAUREPAS ROAD
ST PETER PORT

ENVIRONMENT
A STATES OF GUERNSEY GOVERNMENT DEPARTMENT

June 2005

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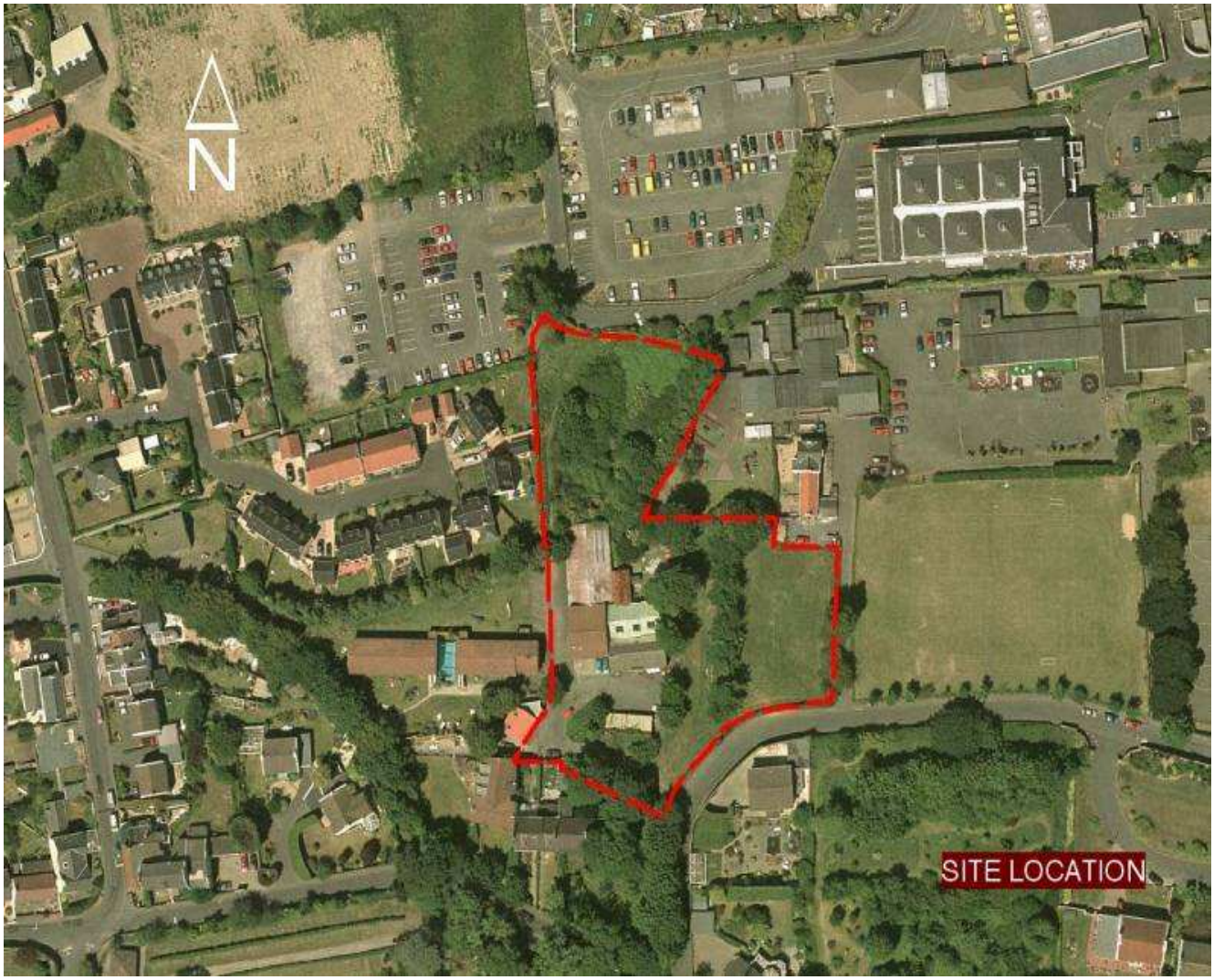
INTRODUCTION

This Development Brief relates to an area of land at Maurepas Road, St Peter Port, and has been formulated by the Environment Department in conjunction with R W Le Page. It provides guidance on how the policies of the Urban Area Plan (UAP) will be applied to produce an appropriate and beneficial form of development.

The site is currently being considered for residential development.



POLICY CONTEXT

Whilst individual policies of the Urban Area Plan should not normally be taken out of context, the policies that are particularly relevant to this site are listed in the table below. The policy reference should be used to find the appropriate policy in the UAP Written Statement. The table indicates the relevance of each policy to the site.

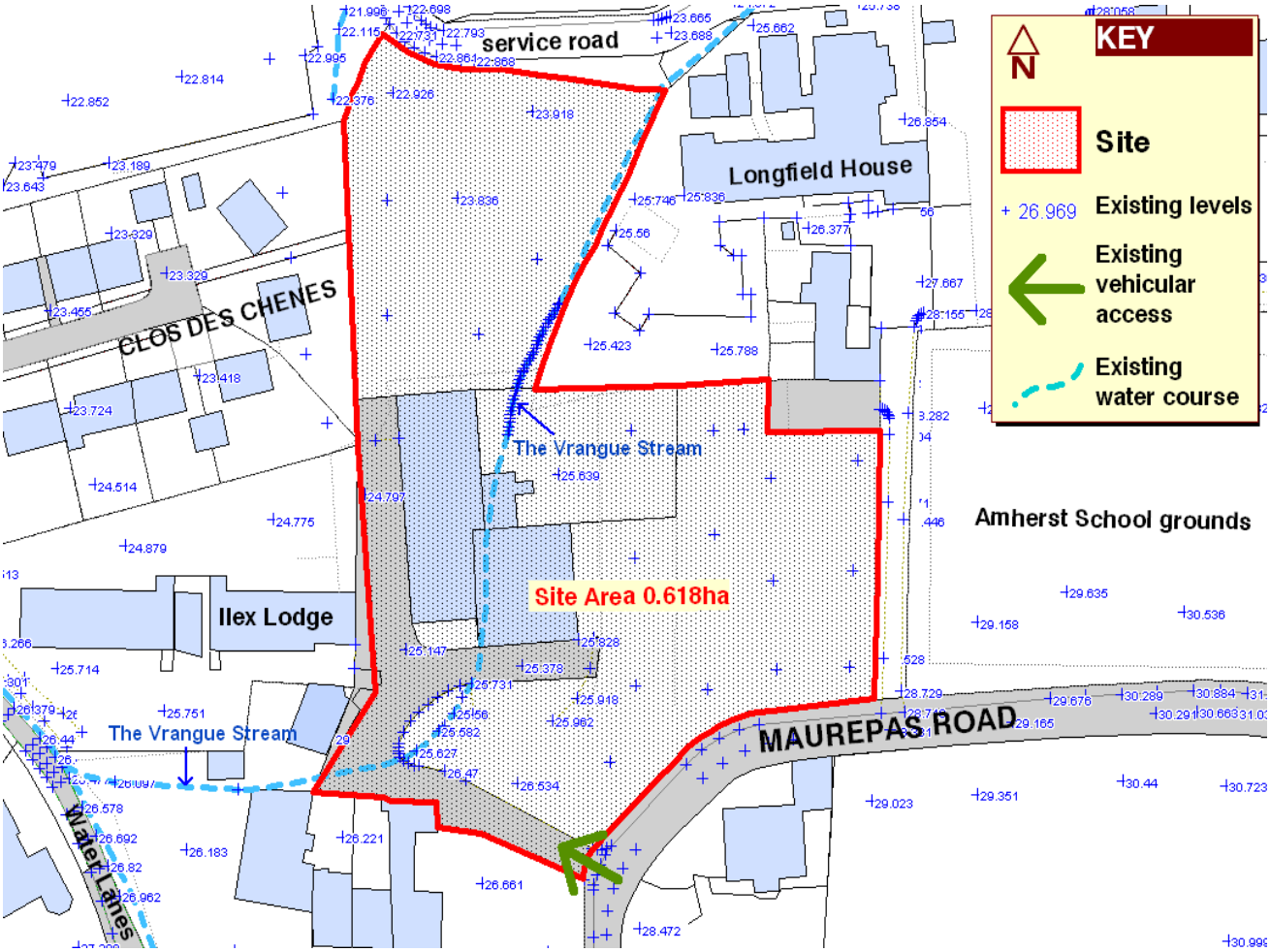
UAP Reference	Policy Relevance
GEN1	The proposed development will benefit the community by providing new dwellings and would be well related to the existing pattern of urban development, local facilities and transport links.
GEN2	This development brief provides guidance for the comprehensive development of the site.
GEN3	The new development should be in sympathy with and respect the landscape setting of the area. Existing trees and hedges within the site and on boundaries are of significant landscape value and should generally be retained and protected.
GEN4	The quality of the built environment should be enhanced by the new development.
GEN5	The design challenge will be to deliver a high quality design solution which responds to the context of the site. Appropriate choices in terms of siting and layout of buildings, access and parking in relation to their surroundings, and in relation to the materials to be used, will be important considerations.
GEN6	The stream that traverses the site is a distinctive feature of local character which should be protected and maintained. Opportunities should be taken to enhance the contribution that the stream makes to the character of the locality (e.g. by creation of a "water lane" within the site).
GEN7	The roads and services in the area will be able to cope with the new development, subject to strengthening of the water supply network in Maurepas Road if necessary. The Department will consider the need for a Traffic Impact Assessment to be carried out in conjunction with any planning application for development of the site.
GEN8	Adequate vehicular access to the site shall be provided, and the opportunity shall be taken, if practical, to provide a safe and convenient pedestrian route through the site.
GEN9	Adequate levels of parking and amenity space/outlook should be provided. Although the provision of parking and amenity space should normally comply with UAP Annexes 2 and 3, the guidance will be interpreted flexibly where this would result in a better development being achieved.
GEN11	The Department will take into account the need to, where appropriate, create opportunities for public enjoyment, such as suitably located and designed public or communal spaces.
GEN12	Care should be taken to ensure that the new development is not detrimental to the reasonable enjoyment of adjoining properties, for example by virtue of significant overlooking or overshadowing.
DBE1	The development should achieve a good standard of overall design, in accordance with the general principles set out in Policy DBE1, and make a positive contribution to the urban environment.
DBE2	The development shall make a positive contribution to townscape quality in terms of layout, density, height, massing, architectural quality, materials and landscaping. Opportunities should be taken to create pleasant spaces and public views and to create a safe and attractive environment for residents and visitors.
DBE3	New buildings will be expected to generally conform to the height of surrounding buildings.
DBE4	The Department will require proposals to incorporate a comprehensive landscape scheme for public/communal areas and to help integrate the development with its surroundings.

Continued overleaf...

UAP Reference	Policy Relevance
DBE5	The eastern part of the site constitutes important open space which shall be retained and protected from development. The existing hedge along the western boundary of this area shall also be retained and protected.
DBE9 & EMP9	Having regard to the site constraints and the benefits that will accrue to the community through redevelopment of the site, there are no objections to the demolition of the existing building.
DBE10	The probability of finding archaeological remains on the site is relatively high. Prior to work commencing, it would be desirable to provide an opportunity for survey work and for trial trenches to be dug. A watching brief would be required during the construction phase, particularly when the least disturbed areas are dug.
HO1	The development will contribute to meeting the requirements for housing provision in the Urban Area.
HO2	The development must be of an acceptable standard in terms of design, density and amenity.
HO9	The development will significantly increase the number of housing units on the site.
HO10	The density of development will be constrained by height limitations, amenity and landscape considerations, parking requirements and the achievement of a satisfactory design which respects the surroundings.
HO11	The majority of housing provided should be suitable for smaller households (no more than two bedrooms per home - i.e. 4 habitable rooms or less).
HO12	The needs of the mobility impaired should be considered in the design of the dwellings.
CO3	The new development should be in sympathy with and respect the distinctive landscape features of the area.

THE SITE AND ITS CONTEXT

The site to which this Brief relates is approximately 0.618ha (1.527acres / 3.772 vergees) in area overall. The site is within a Settlement Area defined in the adopted Urban Area Plan (Review No.1) as approved by the States on 31 July 2002.



Access

Access to the site is from Maurepas Road.

Looking west into site access from Maurepas Road

Existing Buildings

The existing buildings on the site date from the first half of the Twentieth Century and were probably associated with the Caledonia Nursery which dates from before 1900. They are currently used for a mixture of purposes, including by a Table Tennis Club, for garaging and for storage.

Looking east through existing buildings

Looking north from access road towards existing buildings

Looking north west across site from inside northern boundary

Surrounding Development

The access also serves adjoining residential properties to the south-west and a complex of self-catering apartments immediately to the west of the site.

Looking northward between existing buildings and self catering apartments

Self catering apartments to west of site with adjoining properties to south-west beyond

Recent housing development to west of site

To the north of these is a modern clos developed in recent years which is accessed from La Couture.

To the north of the site is open car parking associated with commercial premises occupied principally by Guernsey Post and Cable and Wireless Guernsey.

Looking south to site across car parks

Looking west to site across adjacent playing fields

To the east are the Longfield Centre and Amherst Primary schools and their associated playing fields along with further residential dwellings.

Looking west / north-west to site across adjacent playing fields

Landscape Character

The Vrangue Stream runs through the site. This is a leat, or millstream, constructed to carry water along the contours to several water mills at La Vrangue. The Vrangue Stream Committee has particular responsibilities in relation to the Vrangue Stream.

The site lies within a Valley landscape type, at the point where the valley sides widen out and merge with the adjacent Inland Scarp landscape type. The tree cover of the site is a very distinctive feature and relates strongly to other wooded areas and hedgerow trees, which are a significant feature of the Valley and Scarp landscape types.*

Looking north between Beech hedges

Looking north along west boundary

The site is distinctive for its variety of hedgerow trees. In particular, there are two lines of Beech hedging, the trees of the more easterly of which are in good condition, a single line of fine Evergreen Oaks which represents a significant feature, and a further hedge comprising a more rural mix of Blackthorn, Sycamore, Evergreen Oak, Elder and Sallow, located on a Nineteenth Century field boundary hedgebank.

Looking west across playing fields

Although the trees of the more westerly Beech hedge have mostly been damaged, are diseased or have been removed, such that the hedge is now derelict, a single Beech tree stands at the north end of the hedge line and represents probably the best specimen tree on the site.

Specimen Beech

Other trees scattered around the site include several young Sycamores, Hawthorns, various Hollies and Evergreen Oaks, two young English Oaks and a Lombardy Poplar.

The northern part of the site, between the Evergreen Oak and more rural hedgerows, comprises Elder, Blackthorn and Sallow scrub, with some recently coppiced Sycamores. Japanese Knotweed also exists in this area.

A modern hedge of Escallonia macrantha forms the boundary to Maurepas Road.

*(Refer to Annex 3 for existing tree survey information)

DEVELOPMENT GUIDELINES

Access and Traffic


South east boundary to Maurepas Road

Maurepas Road is presently one-way eastwards. Vehicular access to the site shall be taken from Maurepas Road, subject to normal access design criteria, including provision of adequate sightlines of 2.4m by 33m minimum in the direction of oncoming traffic, being satisfied. By placing the access at or near the apex of the bend in the road, maximum visibility is achieved. The footpath on Maurepas Road, which is an important school access and pedestrian route, should continue across the access with dropped rather than radius kerbs to emphasise pedestrian priority.

Provision of access, parking and garaging (if proposed) shall be carefully considered in order to respect the overall natural character and interest of the site.

Vehicular access within the development shall be of minimum width commensurate with the safe passage of traffic and shared surfaces with pedestrian priority should be used where it is practical to do so.

Encouragement will be given to the provision of appropriate pedestrian routes through the site.

The Department will consider the need for a Traffic Impact Assessment to be carried out in conjunction with any planning application for development of the site. A Traffic Impact Assessment may be required, depending on the number of dwellings proposed.

Density and General Form of Development

The density and form of development shall be carefully designed to assimilate with the overall character of the surroundings. New buildings shall not exceed two storeys in height.

The majority of accommodation provided should be no more than two bedrooms per home (i.e. 4 habitable rooms or less).

Adequate parking and amenity space/outlook shall be provided within the development to conform to normal standards (see also in this regard relevant extracts from the Urban Area Plan at Annex 1 and Annex 2 of this document).

Landscape and Nature Conservation Requirements

The stream that traverses the site is a distinctive feature of local character which should be protected and maintained. Opportunities should be taken to enhance the contribution that the stream makes to the character of the locality (e.g. by creation of a "water lane" within the site). Proposals for opening-up of the stream as a landscape feature will be supported in principle.

The eastern part of the site constitutes important open space which shall be retained and protected from development. The existing hedge along the western boundary of this area shall also be retained and protected, and the relationship of development to this boundary shall be carefully considered. A survey of existing trees, indicating tree protection zones is attached at Annex 3

All tree and hedge protection areas as identified on the Landscape constraints plan below as worthy of retention shall be retained, protected and maintained during the course of any development. For details of required protection zones please refer to Annex 3.

Landscape Constraints Plan (to be read in conjunction with Annex 3)

A high quality scheme of landscaping will be required for the site as a whole with particular regard to public/communal spaces within it.

Layout of Development

The layout of the development shall be carefully designed to create a high quality residential environment which relates well to its context, particularly in terms of the natural character and features of the site.

Within the site, proposals should aim to create cohesive, well-contained and high quality spaces.

Access, parking and garaging (if proposed) shall be carefully considered to respect the overall natural character and interest of the site.

The provision of appropriate pedestrian routes through the site will be encouraged.

There are several ways in which this might be achieved. Four possible options are outlined in the following diagrams. These include, by way of example,

ONE

- two rows of ridge oriented north-south, inward facing dwellings with central court using the stream as “water-lane” type feature. Parking / garaging located close to the site entrance (south). Dwellings generally served by pedestrian access.

TWO

- providing a shared surface roadway between two rows of north-south ridge oriented dwellings with additional parking / garaging at the northern end. Water-lane feature on west side of central road.

THREE

- creating back to back, private amenity space between two rows of ridge oriented east-west dwellings with the road & stream/water-lane situated to the west of the dwellings where the shared right of way currently exists, and

FOUR

- Single-row of dwellings ridge-oriented north to south, with private rear amenity space to the east and pedestrian frontage / water-lane type feature to the west. Depending on accurate site dimensions being established, this option may also accommodate “pull-in” parking bays to the west of the frontage “water-lane” pedestrian way (at the front of the dwellings).

DIAGRAM ONE

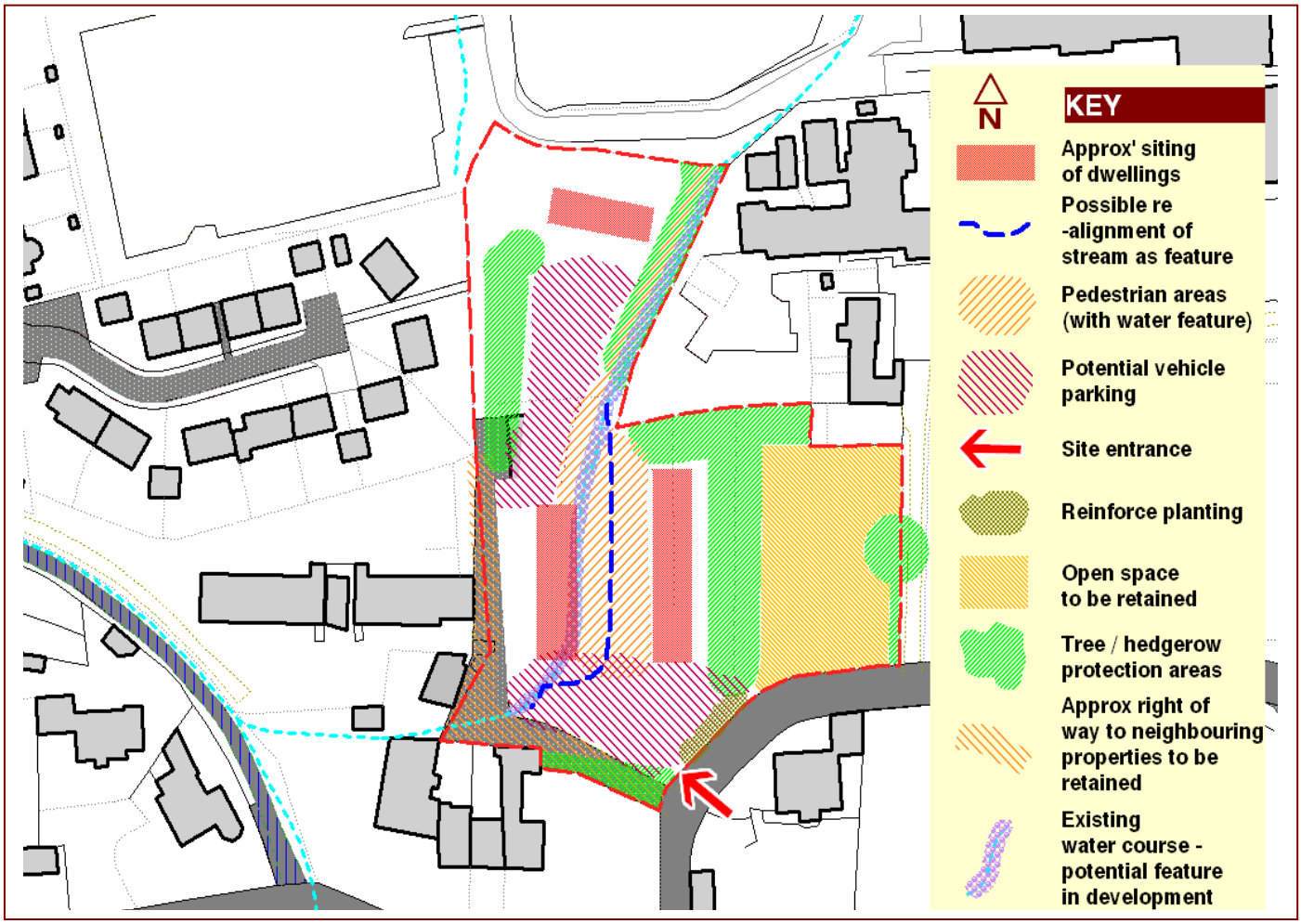


DIAGRAM TWO

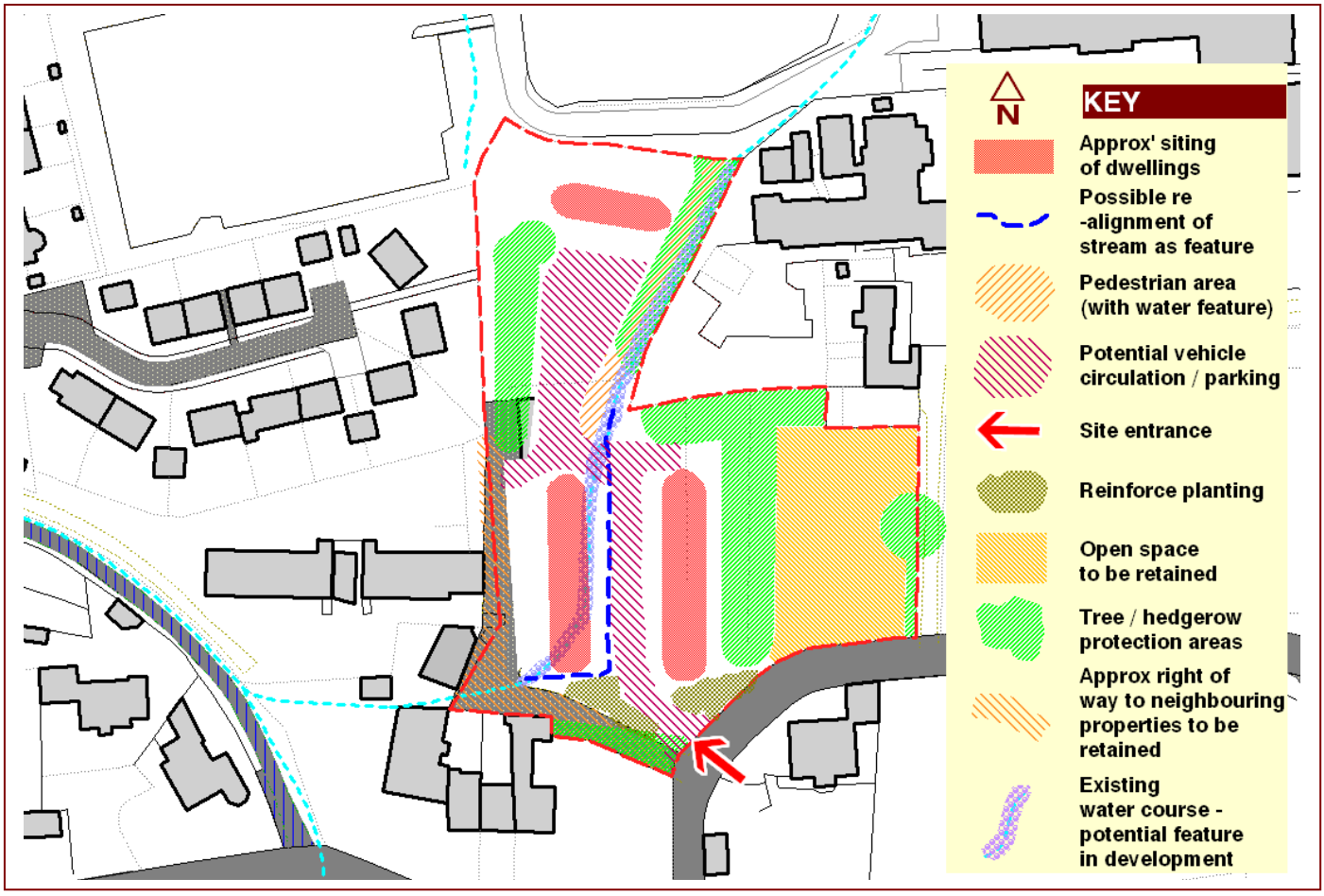


DIAGRAM THREE

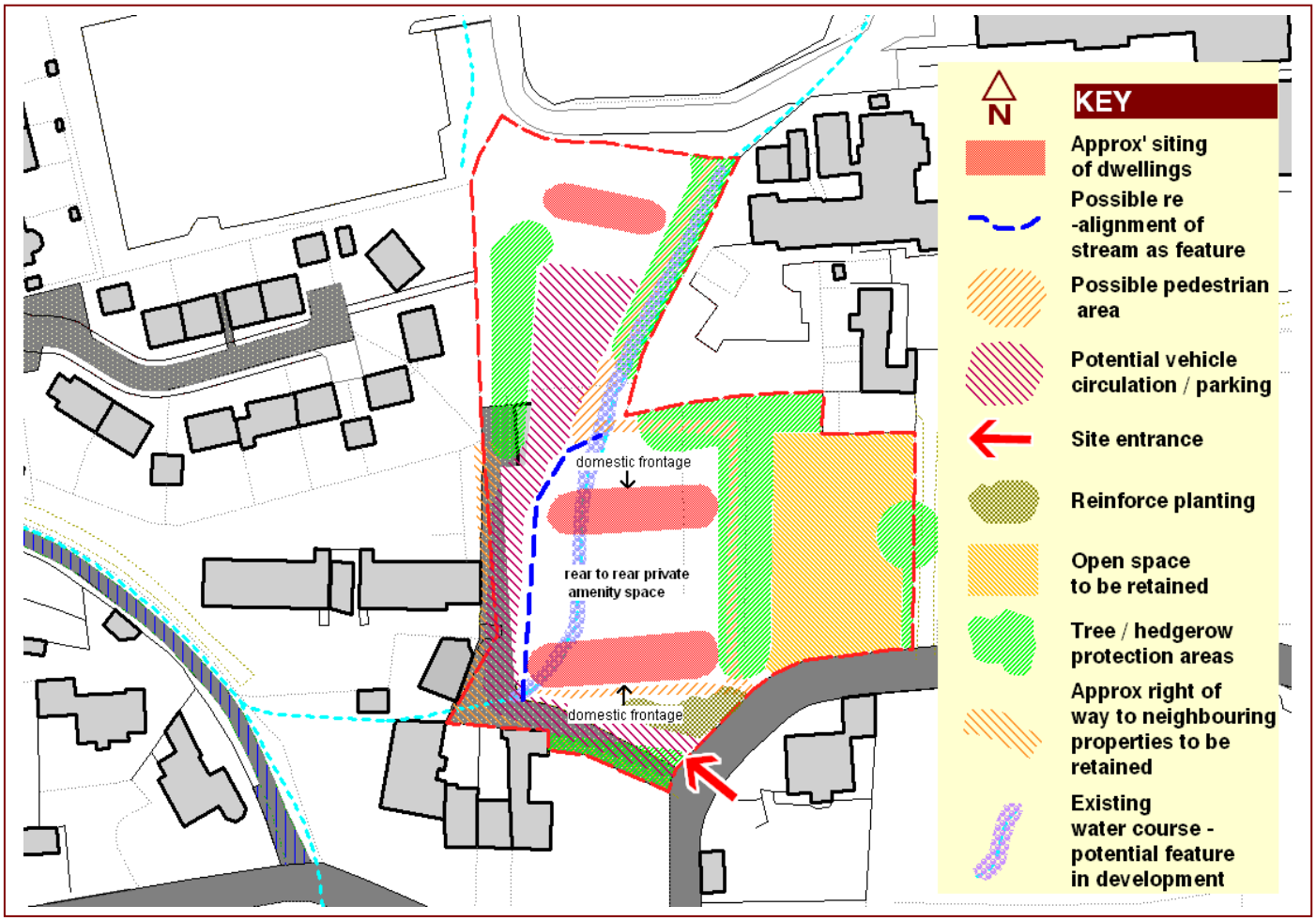
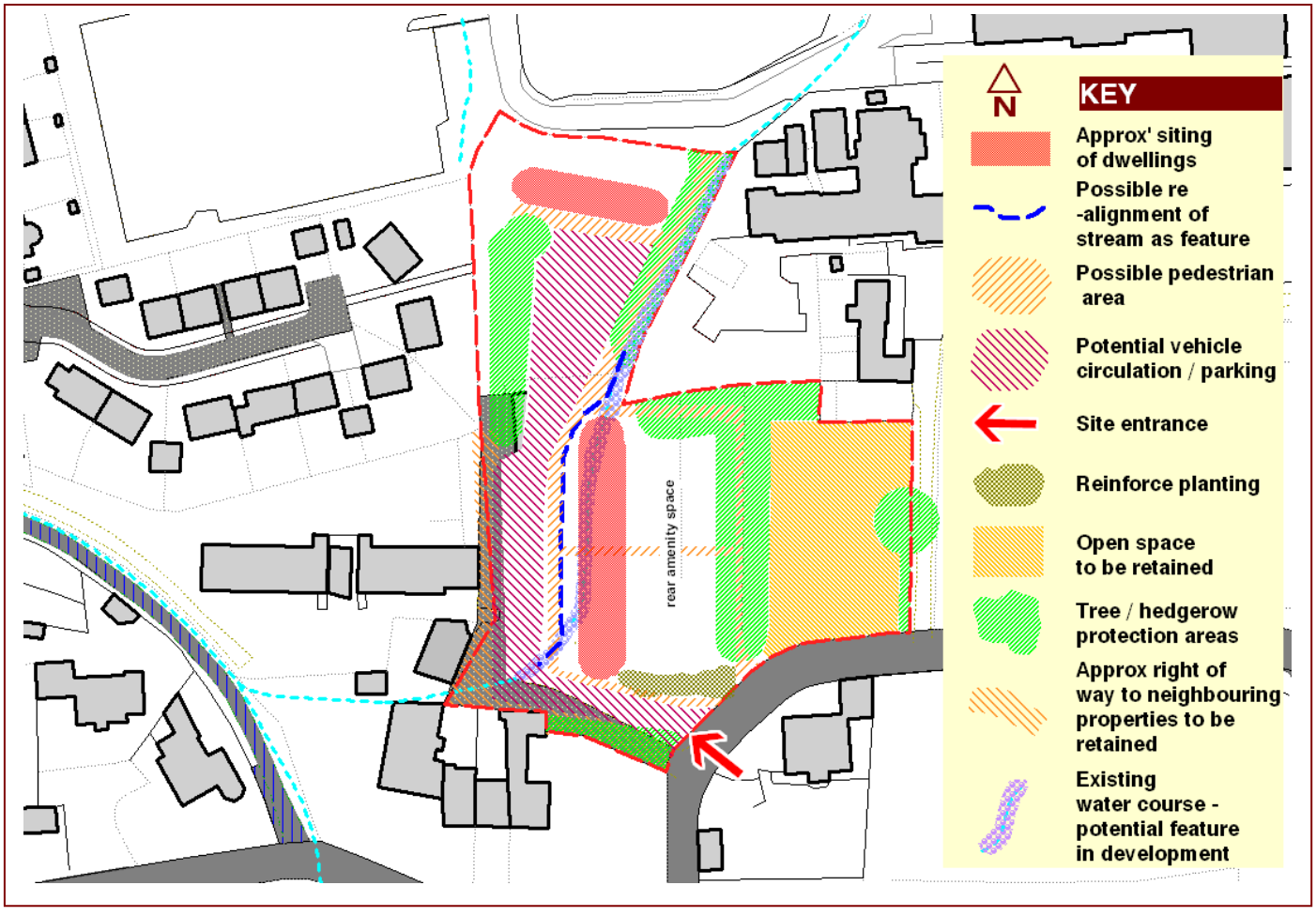


DIAGRAM FOUR



Neighbour Amenity

The development shall be carefully designed to protect the amenities that occupiers of adjoining residential properties might reasonably expect to enjoy. Particular care will need to be taken regarding the relationship of new development to existing properties adjoining the site. Proposals will also need to take account of existing rights of way enjoyed by adjoining properties.

Archaeological Interest

The probability of finding archaeological remains on the site is relatively high. The 1787 Duke of Richmond map shows a building against the southern edge of the site. An orchard lay behind it. This building was demolished by 1900, but traces may survive on the southern edge of the site and any traces revealed during development would be of great interest. The Upper Moulin de Vrangue lay to the north of the site and dated from at least the Fourteenth Century. The Vrangue Stream running through the site supplied its millpond.

Apart from the buildings currently still standing, and that mentioned above, there is no other known development on the site so there is a high potential for archaeology being preserved. In particular, the probability of finding evidence of medieval settlement or activity is relatively high.

Prior to work commencing, it would be desirable to provide an opportunity for survey work and for trial trenches to be dug. A watching brief would be required during the construction phase, particularly when the least disturbed areas are dug. The structure of the Vrangue Stream should be examined and its integrity protected so far as is practical.

Services and Infrastructure

The site is situated within the Marais Stream water catchment area. Aspects relating to the design of the foul drainage system and potable water supply to serve the development should be discussed by the prospective developer with Guernsey Water at an early stage. The water supply network in Maurepas Road may need to be reinforced.

If oil is the preferred option for heating purposes, then any oil installation must fully comply with Guernsey Water's "Guidelines for Oil Tank Installations" and Building Control regulations. If a communal oil tank is to be installed either above or below ground, then Guernsey Water will require detailed plans of the installation which should include full specifications of the tank to be installed and full details regarding the installation method.

All plumbing which uses the Public Water Supply must fully comply with "The Water Byelaws (Guernsey) Ordinance, 2003.

A Permit will be required from Guernsey Water under the "States Water Supply (Prevention of Pollution) Ordinance, 1966" and "The Prevention of Pollution (Guernsey) Law, 1989".

The Vrangue Stream Committee has responsibilities in relation to the Vrangue stream. It has a policy of encouraging developers to protect, restore or enhance the natural heritage value of the Vrangue Stream. The Stream Committee will generally support development which improves the flow of the stream. Culverting is not a preferred option and any proposal for culverting would need to be supported by evidence that it is the most appropriate course of action.

ANNEX 1

Extract from UAP – PARKING STANDARDS

Parking standards

The parking standards apply to both new build and change of use applications. They are not inflexible. Variations will be allowed depending on the individual characteristics of each site. The criteria for assessment will include:

- the built environment
- on street parking capacity and proximity to public car parks
- access and amenity implications for other residents
- highway safety
- type of development proposed
- accessibility to the Central Areas by foot or bicycle
- level of public transport provision

All floor area relates to gross floor area (GFA) or, where stated, public floor area (PFA). ***Policies GEN9, HO4, EMP3, 6, 7, 11, 13, 14, and 15, CEN1 and 6, and SCR6 of the Plan refer specifically to parking standards.***

Type of Development	Standard Required	
	Central Areas	Rest of Plan
HOUSING		
Less than 3 habitable rooms	Assessed on merits	1 space per dwelling
3 to 4 habitable rooms	1 space/dwelling	1 space/dwelling allocated to the dwelling plus 1 space per dwelling in the form of adjacent communal parking
5 to 6 habitable rooms	1 spaces per dwelling allocated to the dwelling plus 1 space per dwelling in the form of adjacent communal parking	2 spaces per dwelling allocated to the dwelling
Above 6 habitable rooms	2 spaces per dwelling allocated to the dwelling plus 1 space per dwelling in the form of adjacent communal parking	3 spaces/dwelling allocated to the dwelling.
Sheltered housing	8 space/10 dwellings (of which at least 1 space/2 dwellings to be provided as adjacent communal parking) + 1 space for warden	8 space/10 dwellings (of which at least 1 space/2 dwellings to be provided as adjacent communal parking) + 1 space for warden
Hostels and residential establishments	Assessed on merits	1 space/3 occupants
RETAIL		
Shops	Assessed on merit	1 space/20 sq metres
Public houses/ Restaurants	Assessed on merit	1 space/8 sq metres PFA
OFFICES		
Professional services	Assessed on merits	1space/ 70 sq. metres
Other offices	1 space/100 sq metres	
INDUSTRIAL PREMISES		
General developments	Assessed on merit	1 space/50 sq metres
Wholesalers	1 space/25 sq metres up to 200 sq metres and 1 space for every succeeding 30 sq metres	1 space/20 sq metres
Distribution warehousing	1 space/50 sq metres	1 space/50 sq metres

OTHERS		
Hotels	1 space/bedroom and provision for restaurants, bars, function rooms	1 space/bedroom and provision for restaurants, bars, function rooms
Function Rooms	Assessed on merit	1 space/4 sq metres PFA
Cinemas/ Theatres	Assessed on merit	1 space/30 sq metres PFA
Churches/Halls	Assessed on merit	1 space/20 sq metres PFA
Medical Health Centres	4 spaces/consulting room plus 1 space/2 staff members	4 spaces/consulting room plus 1 space/2 staff members
Others (not specified)	Assessed on merit	Assessed on merit
SPECIAL NEEDS - parking spaces for disabled people		
Employment premises	1 space where total space is 10-20 2 space where total space is 20-50 5% of total spaces, where total is 50-200 2% plus 6 spaces, where total is 200+	
Retail, Recreation Community and Education	1 space where total space is 10-20 2 space where total space is 20-50 6% of total spaces, where total is 50-200 4% plus 4 spaces, where total is 200+	
CYCLE PARKING		
Cycle parking provision will be sought in conjunction with new developments, both for employees, and the public as appropriate. For retail, commercial and industrial premises, as well as places of assembly it is recommended that one secure (loop type) cycle parking stand be provided for every 10 car parking spaces. A higher level of provision may be appropriate for facilities likely to attract a high number of trips by cycle. All long stay cycle parking (ie. that provided for residents or employees as opposed to shoppers, users of leisure facilities, etc) should be both covered and secure where this is practical and possible. Where spaces are to be provided for customers, visitors or the public, these should be located in a convenient location with good visibility. The standards relate to "Sheffield" racks (or similar).		
PFA	- public floor area.	
Communal parking	- provision within the proposal dedicated to the development concerned.	

ANNEX 2

Extract from UAP – AMENITY

What are residential amenity guidelines?

They are flexible guidelines to ensure that residential development provides the occupants with a satisfactory quality of living environment.

Policies HO7, HO9, EMP2 and SCR6 of the Plan refer specifically to 'residential amenity'. Several other policies refer to the more general concept of 'amenity'.

You will note that no rigid standards are set. This is because the IDC believes that the imposition of strictly enforced standards does little to encourage innovation and often results in bland, regimented developments taking place. All cases should be treated on their individual merits with, of course, full reference to the policies of the UAP and to the characteristics of the site and its surroundings.

For example, an upper floor flat in the centre of Town will not normally be able to achieve the same level of amenity as a large detached family house on the edge of Town. Similarly, a dwelling resulting from a conversion or change of use of a building not originally designed for residential use would not be likely to have the same level of amenity provision as a purpose built dwelling. The location, original design of buildings and the density, urban grain and general form of neighbouring developments all have a significant bearing on the scale and nature of amenity provision for any given dwelling.

The lack of specified standards does not mean that the IDC will tolerate poor development forms with insufficient amenity space nor those that would result in unacceptable overlooking, overshadowing or loss of outlook. These guidelines will help to ensure that new developments are planned and built to offer a comfortable and healthy living environment without harming the amenities of neighbours.

The amenity objectives

Amenity objectives relate to those basic conditions that can make life more pleasant for occupants of housing. The IDC has specific objectives relating to; - privacy, outlook, open space, and daylight.

Privacy

Privacy afforded by habitable rooms and in particular, main living rooms and private sitting-out areas should be protected from other dwellings and from people using public areas. This can usually be achieved through good design principles.

Outlook / Open Space

All forms of housing should have easy access to some form of open space. This may take the form of a garden, balcony or, particularly in the case of flats, a pleasant outlook. A combination of these may also be acceptable.

Walled patios or private courtyards may be considered where there is only limited space available.

The availability of nearby informal recreational areas may be taken into account when looking at the suitability of open space provision, particularly in the case of flats in the Central Areas.

Daylight

All dwellings should be able to receive an adequate amount of daylight within habitable rooms. It is also important that new developments do not result in insufficient daylight for existing dwellings.

The IDC does not, however, expect all dwellings to have rooms that receive direct sunlight, although attempts should be made to try and ensure that a principal room, garden, balcony or communal open space can receive direct sunlight, if at all possible.

How can the objectives be achieved?

The easiest way to comply with the amenity objectives is to ensure that the design and layout of the building itself incorporates sensible measures to provide and protect the amenities of occupiers and neighbours alike. This is known as a 'design solution' and should always take preference over less satisfactory ways of achieving the objectives such as screen fencing or simply placing buildings a minimum distance from each other.

There are various ways in which the objectives can be met, with the most appropriate option being determined by the particular site characteristics and the surroundings. It may be the case that a combination of measures is required or even an innovative solution to overcome a unique problem. Given below are some of the more common methods of securing the amenity objectives through design solutions; -

- Direct views of the habitable rooms and private open space of neighbouring dwellings can be avoided by the careful location and orientation of habitable room windows and balconies.
- Adequate 'interface' distances, increasing the distance of windows and doors from boundaries, screening or high-level windowsills can be used where capable of being integrated in the overall design. The use of obscure glazing alone to achieve privacy will not, normally be considered to be acceptable.
- Locating active areas such as play equipment and pools away from the habitable rooms of neighbouring dwellings, and ensuring that quiet areas such as bedrooms are located away from potential sources of noise can reduce disturbance.
- It will usually be possible to ensure that garden areas and at least one main window receive sunshine during at least part of the day and that new developments do not result in permanent shade.
- Gardens will be more private if they are situated to the rear or, where appropriate the side of the dwelling.
- Well designed and generously proportioned interiors with a pleasant outlook can sometimes compensate for limited outdoor amenity spaces and vice versa.
- The orientation and internal layout of individual dwellings can help to maximise the amount of daylight within habitable rooms as well as helping to achieve an adequate level of privacy.
- Developments involving flats should include secure, covered storage facilities and enclosed refuse storage within the grounds. Such facilities should form part of the integral design of the development.

End Note

These amenity objectives should not be taken out of context. Instead, they must form an integral part of the thought process behind all residential development schemes if they are to be successful.

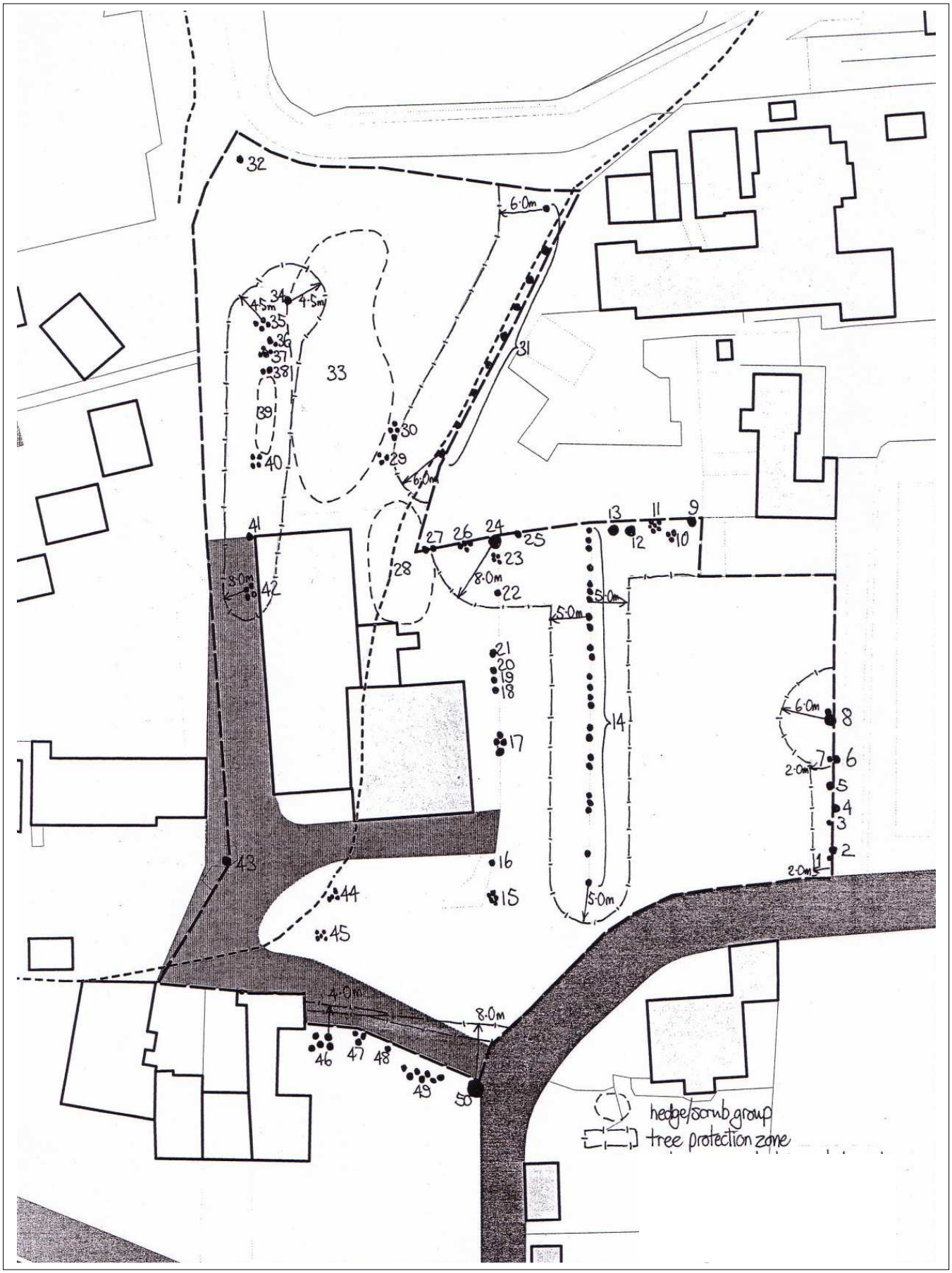
Innovation and novel design solutions will be encouraged in order to achieve the various objectives without resulting in bland, uniformity of development.

If you are planning an extension to your home, it may be helpful if you talked through the proposals with your neighbours first, in order to iron out any potential amenity conflict.

Officers of the IDC will be happy to offer advice and guidance on your proposals, before you submit an application for planning permission.

ANNEX 3

TREE SURVEY INFORMATION

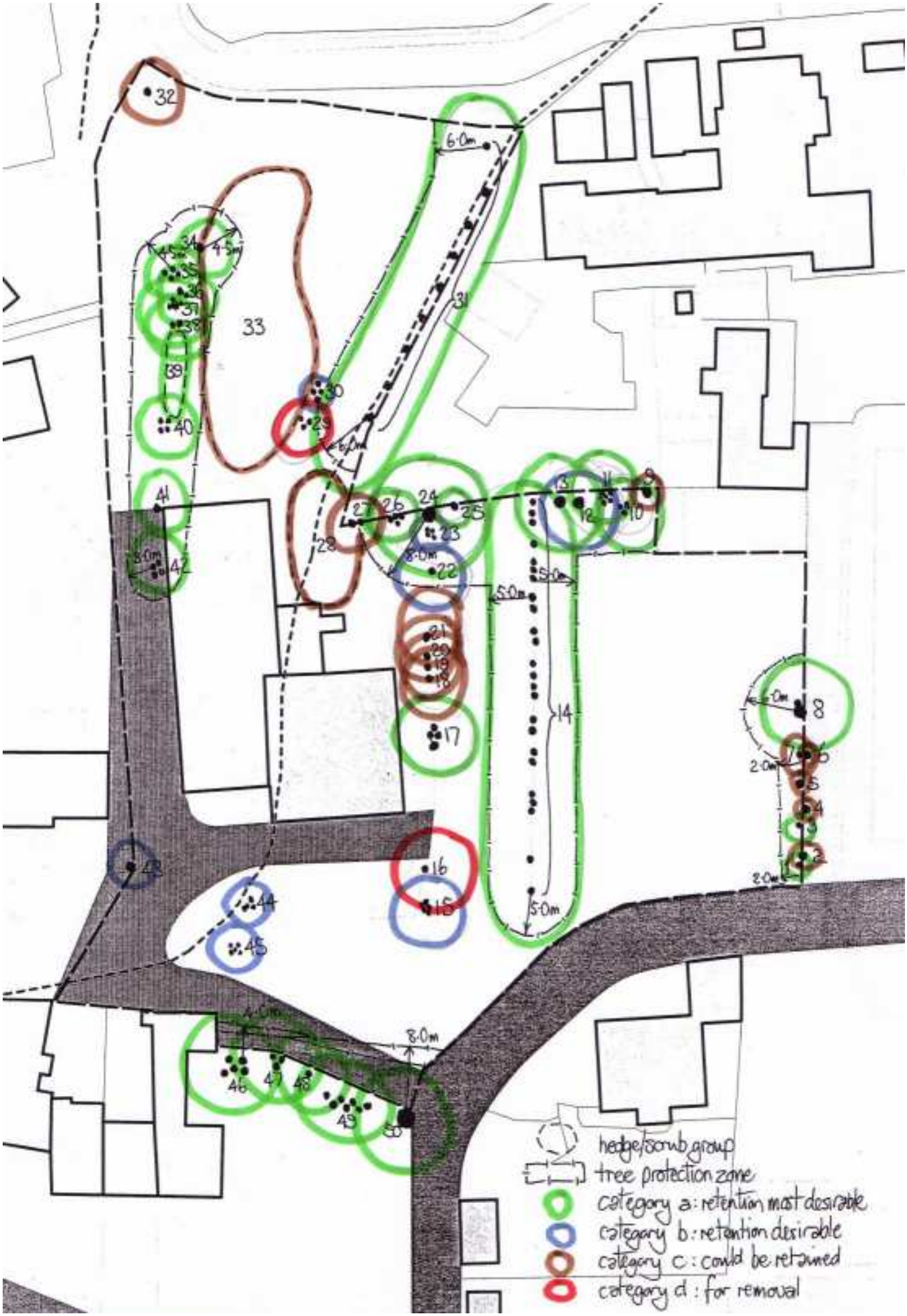


Completed 29/3/05 – NOTE: before any design work is commenced, this survey should be confirmed by a careful field re-assessment to check, in particular, the location and condition of all trees.

Existing tree survey showing tree protection zones

to be read in conjunction with attached table of descriptions
(see also attached categorisation plan for further information)

Tree No. & category	Species	D.B.H.	Remarks
1 a	Quercus robur (English Oak)	100	3m high, scrub oak form
2 c	Crataegus monogyna (Hawthorn)	300	Coppiced prior to 29/3/05
3 a	Quercus robur (English Oak)	100	4m high, scrub oak form
4 c	Crataegus monogyna (Hawthorn)	300	Coppiced prior to 29/3/05
5 c	Crataegus monogyna (Hawthorn)	250	Coppiced prior to 29/3/05
6 c	Crataegus monogyna (Hawthorn)	300	Coppiced prior to 29/3/05
7 c	Sambucus nigra (Elder)	4 x 150	4m high
8 a	Populus Nigra Italica (Lombardy Poplar)	1 x 900 1 x 400	18m high. Slight lean to east. Secondary trunk in poor condition.
9 c	Quercus ilex (Evergreen Oak)	600	Recently pollarded at 2.0m
10 a	Acer pseudoplatanus (Sycamore)	3 x 200	12m high
11 a	Ilex aquifolium (Holly)	6 x 100	10m high
12 b	Acer pseudoplatanus (Sycamore)	600	12m high. Old pollard cut at 1m. Poorly formed regrowths on south side
13 a	Quercus ilex (Evergreen Oak)	600	12m high. Earth heaped against trunk
14 (Hedge group)a	Fagus sylvatica (Beech)	Av. 250	Approx. 40 no along 45m length. Previously cut at 2.5m high, now 10m high. Earth heaped against trunks at north end of hedge line.
15 b	Acer pseudoplatanus (Sycamore)	5 x 150	8m high coppice growths
16 d	Fagus sylvatica (Beech)	2 x 400	18m high. Stems self grafted from base. Large area of decay, with bracket fungus and poor wound wood growth.
17 a	Fagus sylvatica (Beech)	1 x 400 2 x 300	10m high. Branches self grafted
18 c	Fagus sylvatica (Beech)	400	12m high. Fire damaged
19 c	Fagus sylvatica (Beech)	400	12m high. Fire damaged
20 c	Fagus sylvatica (Beech)	400	12m high. Fire damaged
21 c	Fagus sylvatica (Beech)	400	12m high. Fire damaged
22 b	Acer pseudoplatanus (Sycamore)	1 x 300 1 x 150	10m high. May benefit from removal of smaller trunk on south
23 b	Sambucus nigra (Elder)	4 x 100	4m high
24 a	Fagus sylvatica (Beech)	600	16m high. Good form and condition
25 a	Quercus ilex (Evergreen Oak)	150	8m high
26 a	Crataegus monogyna (Hawthorn)	5 x 200	
27 c	Quercus ilex (Evergreen Oak)	2 x 400	Included wire fence. Multiple divisions into co-dominant stems from low level
28 (Scrub group)c	Salix cinerea (Sallow), Sambucus nigra (Elder)		
29 d	Ulmus sarniensis (Elm)		Dead
30 b	Acer pseudoplatanus (Sycamore)	4 x 300	Recently coppiced at 600 above g.l.
31 (Hedge group)a	Quercus ilex (Evergreen Oak)	Av. 300	Approx. 15 no over 35m length. Approx. 10m high
32 c	Populus nigra spp (Black Poplar hybrid)	200	Top snapped off at 8m. One of a scattered group on adjacent property.
33 (Scrub group) c	Prunus spinosa (Blackthorn)		Sucker growths up to 150 DBH
34 a	Crataegus monogyna (Hawthorn)	300	North end of rural hedgerow
35 a	Quercus ilex (Evergreen Oak)	4 x 200	10m high
36 a	Crataegus monogyna (Hawthorn)	2 x 150	
37 a	Acer pseudoplatanus (Sycamore)	4x 200	
38 a	Acer pseudoplatanus (Sycamore)	2 x 300	
39 (hedge group)b	Prunus spinosa (Blackthorn)		Average 150 DBH. Many bent over under own weight; could benefit from severe pruning.
40 a	Acer pseudoplatanus (Sycamore)	4 x 300	
41 a	Acer pseudoplatanus (Sycamore)	200	South end of rural hedgerow, dominated here by invasive bamboo.
42 a	Acer pseudoplatanus (Sycamore)	5 x 200	
43 b	Acer pseudoplatanus (Sycamore)	400	Recently pollarded to 3m. Over boundary on adjacent property?
44 b	Acer pseudoplatanus (Sycamore)		Coppiced, with young regrowths
45 b	Acer pseudoplatanus (Sycamore)		Coppiced, with young regrowths
46 (group) a	Acer pseudoplatanus (Sycamore)	5 x 300	Over boundary on adjacent property
47 a	Ilex aquifolium (Holly)	3 x 200	Over boundary on adjacent property (potentially subject to removal)
48 a	Acer pseudoplatanus (Sycamore)	200	Over boundary on adjacent property (potentially subject to removal)
49 (group) a	Acer pseudoplatanus (Sycamore)	9 x av. 250	Over boundary on adjacent property
50 a	Quercus robur (English Oak)	900	Over boundary on adjacent property



Categorisation of the viability of existing trees in accordance with BS 5837 1991