

Public Document Pack

Planning and Rights of Way Panel

Tuesday, 19th February, 2013
at 9.30 am

MEMBERS' ROOM DOCUMENTS

This meeting is open to the public

Members

Contacts

Democratic Support Officer

Pat Wood

Tel: 023 8083 2302

Email: pat.wood@southampton.gov.uk

MEMBERS' ROOM DOCUMENT

Agendas and papers are now available via the City Council's website

6 REMOVAL OF FIVE MATURE TREES ALONG SHIRLEY AVENUE

Report of the Senior Manager – City Services, recommending approval for the removal of one tree and refusal of four trees at the above site address, attached.

3 Members Room Documents

Monday, 11 February 2013

HEAD OF LEGAL AND DEMOCRATIC
SERVICES

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: ① REMOVE THESE TREES WOULD SIGNIFICANTLY ALTER
THE CHARACTER OF SHIRLEY AVENUE.
② I WOULD BE QUITE HAPPY TO CROSS TO THE OTHER
SIDE OF THE ROAD IF MY PASSAGE WAS HELPED BY HAVING
EITHER WHEELCHAIR (WITH MY MOTHER) OR DOUBLE
DECKER (WITH YOUTH RESOURCES).

Signed: M. Downan

Date: 28.12.12

Address: 1 SHIRLEY AVENUE

SO15 5EP.

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:

other options should be looked at
Please arrange site visit with all
invited + Councillors.

Signed:

J. D. [Signature]

Date:

25/12/12

Address:

*49 Shirley Avenue
SO15 5NH*

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
..... *AND MAKE THE PAVEMENT GOOD PLEASE*
.....
.....
.....

Signed:..... *P. M. Brook*

Date:..... *24.12.2012*

Address:..... *7, SHIRLEY AVE*
..... *SO15 5NF*

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed:.....

Date:.....

Address:.....

Bruce Or.
27/12/2012
9, SHIRLEY AVE
Soton SO15 5NF

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: It would be good to maintain
the character of the road.
.....
.....
.....
.....

Signed: S. Bodal.....

Date: 7-1-13.....

Address: 11 Shirley Ave.....

.....SO15 5NF.....

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:

Thank you for the opportunity to voice our
opinion.

I would be very sad to see too many of the big trees
go in one go. I feel that this is a very special avenue
& we ought to retain as much of its character as possible

Signed:

Danahy

Date:

25/12/12

Address:

15 SHIRLEY AVE
SO15 5NF

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: *Scamvale*
Date: *20/1/13*
Address: *16 Shirley*
Ave



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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....
.....

Signed: J.R.
Date: 2/2/13
Address: 17 Shirley Avenue
.....

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: Levely trees but now
dangerous, both in terms of
obstruction and falling branched.
.....
.....

Signed: Eddie Ball

Date: 2nd Jan 2013

Address: 18 Shirley Avenue
Southampton SO15 5NG

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: IF YOU REMOVE CHESTNUTS IT WILL TAKE
100 YEARS TO REPLACE THEM

WAS THE TREE IN FRONT OF HOUSE WHEN
RESIDENTS BOUGHT THEIR HOUSE?

Signed: *EM Park*

Date: 7/1/13

Address: 19, SHIRLEY AVE

SOUTHAMPTON SOISSOL

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: The aesthetic levelness of these mature trees surely delights all who pass by - their majesty is awesome - I can only believe that most people appreciate their beauty and stature in our urban surroundings. If they were diseased their destruction would be justified but since they are not, I should be extremely upset to see them removed.

Signed: L.A.M. Healdurshaw

Date: 29/12/12

Address: 23 Shirley Avenue

.....

I agree that the pavement does pose problems for some pedestrians - I have had experience of pushing my Dad in a wheelchair up and down the Avenue - but cutting down these trees appears to me to be

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a drastic measure when only a small minority of people are affected and other footways to and from Shirley could be

This would also be a very ^{used} expensive exercise at a time when the City Council is trying to save money.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....

Elderly lady - unable to comment on other trees as
unable to get out about
.....
.....

Signed: *J.B. Johnson*.....

Date: *24 DEC 2012*.....

Address: *24 SHIRLEY AVENUE*
.....

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: Agree all trees presenting obstructions to the
pathway. However we need 5 trees appropriate species
and planted with enough space around them to take up water
NOT. Parnacid in. The hed hastily removed outside 32 was
never replaced. + hed. along also gaps between 59-63 needs
a tree. Here. Trees will need to be of sufficient size to
survive vandalism.

Signed: *D. David*

Date: 3.1.2013

Address: 25 Shirley Avenue

SO15 5NF

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....CONSIDER.....APPROPRIATE.....REPLACEMENTS.....NOT
LIKE THE ONE'S WE HAVE OUTSIDE.....23 + 25.....WHICH
ARE ALWAYS DROPPING DEAD WOOD! PLEASE REPLACE
ALL TREES AS SOON AS THE OTHERS ARE FELLER.
.....
.....

Signed:.....*J. Howell*.....

Date:.....2.01.2013.....

Address:.....25A SHIRLEY AVENUE
.....

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: Protected trees should be protected and not removed for the convenience of others. There is ample pavement on the opposite side of the road. The council should consider purchase of some land from the front of Stanwell Nursing Home to extend the pavement behind the trees if the issue is for wheelchair access for these residents. Also consider the cost of the removal of trees and impact on the amenity of the area.

Signed: 

Date: 31/12/12

Address: 28 Shirley Ave

Southampton

SO15 8NG

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: *Removing these trees would affect the character of Shirley Avenue. I am surprised that the council are not trying to preserve rather than destroy these marvellous trees. There is a simple solution for those pushing prams or using wheel chairs and that is to use the pavement on the opposite side of the road. Alternatively widening the footpath around the trees would be possible.*

Signed: 

Date: *27/12/12*

Address: *29 Shirley Avenue*

Southampton. SO15 5NF

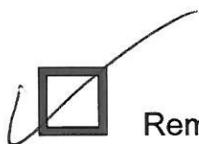
Please return this sheet, using the enclosed envelope, by the 31st January 2013.

So difficult to decide!



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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.



Remove all 5 trees and replace with more suitable species.



Remove and replace the lime outside 20 and retain the other 4 trees.

but this is also acceptable ↙



Retain all 5 trees.

Comments: The beauty of the road is the splendour of the trees. It is so sad to see them taken down but understand the practicalities. (Shirley Avenue's history will be removed!).

Please replace with beautiful trees Not self seeding. why not 'lop' & shape the trees annually as in Spain? This will contribute to another beautiful feature for Shirley Avenue.

Signed: 

Date: 24/12/12

Address: 31 Shirley Ave

Southampton SO15 5NF

Why not remove 66 & 74 ^{following} next year

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

remove 72 & 76?

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

We are of the opinion that it is unnecessary to remove "the other 4 trees" in our Avenue for the following reasons: -

Comments: (a) There is a adequate footway on "our side" of the highway, for those with wheelchairs etc - they only have to cross over.

- (b) A lot of the character of the Avenue would be lost.
- (c) The base of the trees would also have to be completely removed to allow passage. e.g. a tree has recently been felled at the bottom of Shirley Avenue near to opposite the Post Office and witness the base that still remains.
- (d) A tree preservation order might be in place and thus it could be illegal to remove them.

Signed:  (DAVID JENNER)

Date: 28/12/12

Address: 33, Shirley Avenue

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

* The lime tree outside No 20 is obviously a hindrance to the residents of No. 18, but no advantage will be given for its removal unless the base was also completely removed.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: *Lynda deWary*

Date:

Address: *38, Shirley Ave*
S'oton SO15 5NG

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: COMPLETELY AGREE WITH REMOVAL OF
TREES, PAVEMENT IS A NIGHTMARE — BUT
WOULD ALSO VERY MUCH LIKE THE TREES
OUTSIDE MY HOUSE NO 40 & NO 38 TRIMMED RIGHT
BACK — THEY NOW BRIDLE OVER HANG-OUR DRIVES
RESULTING IN PIGEON PROPPINGS ON THE CAR & ALL
THE LEAVES / CATKINS / STICKYNESS FROM THE TREES ON CARS
AND DRIVEWAYS • THANK YOU.

Signed: Con Novelli

Date: 24/12/12

Address: 40 SHIRLEY AVE

SOUTHAMPTON SO15 5NG

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

RECEIVED
 28 JAN 2013
 Neighbourhood Services

Comments:

TREES WERE HERE FIRST!
 VARIETY OF TREES IMPORTANT
 CHILDREN COLLECT CONKERS FROM HORSE BUSHES

Signed: *A. Gault*

Date: 24/12/12

Address: 41 SHIRLEY AVE

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: It is the mature beauty of these trees that have taken so long to grow that makes Shirley Avenue such a unique and special road. The canopy in spring and summer has given me enormous pleasure for all the 31 years that we have lived here. The restricted pavement has been like that for even longer. The pavement on the opposite side is very wide and there are parallel roads to the Avenue giving adequate access. Why do this now when money is

Signed: S. Lee

light and better spent on things like youth facilities and libraries. Please do NOT do this. Retain

Date: 2/1/2013

Address: 43 SHIRLEY AVENUE

all the trees.

SOUTHAMPTON

SO15 5NH

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

Sorry
got torn!

Please tick

Remove all 5 trees and re,

For the inconvenience

Remove and replace the lime outside 20 and retain the other 4 trees.

and really how I feel:

Retain all 5 trees.

Trees are life-enhancing!

Comments: I have lived here on and off for
over 20 years and feel the trees on
Shirley Avenue are 'famous' and much
admired by all who see them. I understand
the difficulties posed but these trees are
magnificent and old and have been
part of Shirley's history. They would take
years to get to their current magnificence

Signed: E. PADWICK

Date: 27/1/13

Address: 44, SHIRLEY AVENUE
SOUTHAMPTON

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ALONG SHIRLEY AVENUE**


Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: I'd like a tree of species replaced outside 44A Shirley Avenue
Our tree was removed and never replaced in 2006.
Please can we have a tree of species back. I miss my tree.
.....
.....
.....

Signed: 

Date: 07/01/2013

Address: 44A Shirley Avenue

Southampton

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: *M. W. Mann*.....

Date: *29.12.12*.....

Address: *45 SHIRLEY AVENUE*
SOUTHAMPTON SO15 5NH

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

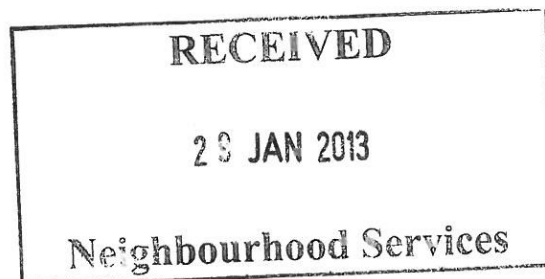
Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: *Julia Lockhart*
Date: *4/1/2013*
Address: *46 SHIRLEY AVE*
SO15 5NJ



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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

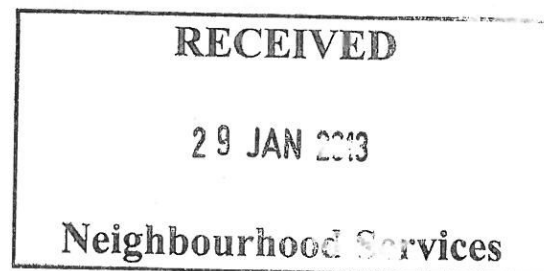
Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: D. Red

Date: 4/1/2013

Address: 46 SHIRLEY AVENUE
S015 5NJ



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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: *A tree was removed outside of approximately No. 66 but was not replaced.*

Signed: *[Signature]* S. C. RUGGIES

Date: *27/12/12*

Address: *48 Shirley Avenue*
SO15 5NJ

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:

These trees are an integral part of the
avenue, here long before the houses were built.
The other side of the road was a wide flat
pavement suitable for wheel chairs + pushchairs.
Number 20 should consider widening the driveway.

Signed:

Jean Perry

Date:

24/12/12

Address:

50 SHIRLEY AVENUE

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: I would be interested to know why
the tree (silver birch) was never replaced
outside number 54 Shirley Avenue.

Signed: *NJ Lo*

Date: 29 December 2012

Address: 52 Shirley Avenue

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:

Removal would change the character substantially.
 The trees are mature trees that form are part of the character of the AVENUE. There is un hindered passage on the opposite side of the avenue. A number of roads in the area only have pavements on one side eg. Howard's Grove. If passage is desired on the side

Signed:

John Paul Marshall of the road with the ^{stone} Chestnut and lime trees, this could

Date:

13/1/13

Address:

*53, Shirley Ave
Shirley
SOUTHAMPTON*

be provided on the roadside outside of the trees in a scheme also providing 'traffic calming' and/or that aids enforcement of the speed limit.

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

We also understood that the council considered the trees in the avenue AS IF they had tree preservation orders. In practical terms, there is also the probability of heavy

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Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: → Great idea
→ Pleased that they will be replaced
with more suitable species.
→ Any such plans for the 2 oaks ~~at~~ in front
of 53 + 55 ?

Signed: DuQuoy

Date: 24.12.12

Address: 54 SHIRLEY AVE
SO15 5NJ

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: ① ALL TREES IN THE ROAD SHOULD BE SURVEYED AND
CUT BACK WHERE APPROPRIATE - THIS WOULD ALSO REDUCE LEAF FALL
WHICH CAUSES FREQUENT DRAIN BLOCKAGE & SLIPPERY PAVEMENTS.
②: INCREASING TRAFFIC SPEED IS AN ISSUE IN THE ROAD. RETAINING
THE 4 TREES COULD BE COMBINED WITH TRAFFIC CALMING MEASURES
BY CREATING FOOTPATHS AROUND THE OUTSIDE OF THE TREES.

Signed: S. J Studzinski S. J STUDZINSKI

Date: 28/12/12

Address: 55 SHIRLEY AVE

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: We would retain all five trees as it is these mature species in particular that lend character and grandeur to the Avenue. In spring, summer and autumn, these grand trees provide delight and beauty, not to mention wildlife and conkers! There are five of us in our house, 2 adults and 3 children and we all want to keep the trees. We know from personal experience that on this side of the road, there is not enough room for a double buggy but during the period we had one, we simply walked on the other side of the street, where there is ample room.

Signed: C. E. Cockburn Gordon Cockburn

Date: 13th January 2013

Address: 56 Shirley Avenue

Southampton SO15 5NJ

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: ANY CHANCE THE TREE BETWEEN
NO 57 + 55 COULD BE REMOVED TOO?
.....
.....
.....

Signed: *AS/LB*.....

Date: *DECEMBER 24TH 2012*.....

Address: *57, SHIRLEY AVENUE*
.....

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: I am also concerned about the height
of some of the other mature trees and
the effect their roots might be having on the
properties nearby, especially outside No. 55/57
(not to mention clearing the gardens of leaves in the
autumn!)

Signed: *Tammy Reichelt*

Date: *3/1/13*

Address: *60 Shirley Ave*

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ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees, please

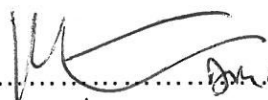
Retain all 5 trees.

Comments:

The lime outside No 20 is a nuisance and the Avenue would benefit from its removal

The other 4 large mature trees are not yet past their prime, and are good for a while yet and are part of the character of the Avenue. Could you reduce their height (pollard them)?

Signed:

 M. C. Williams

Date:

24/12/12

Address:

62 Shirley Avenue

Thank you for asking us.

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: Although we love the Avenue with
its mature trees, we recognise the
need for the pavement to be safe to use
the pavement for all people.

Signed: *R Woodhouse*

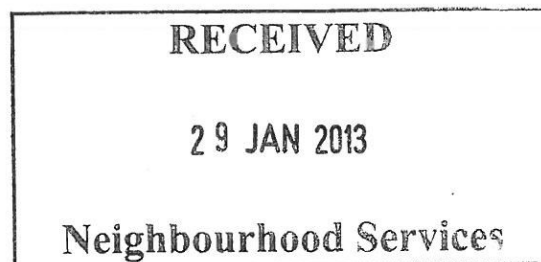
Date: *24.12.12*

Address: *63 Shirley Ave*
Southampton

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.



Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: We believe that the character of Shirley Avenue is best preserved by replacing trees as necessary. Trees have been removed from outside the Post Office and outside numbers 30 and 60, and either not replaced or the replacements have died. We would particularly welcome the replacement of the two remaining horse chestnuts. These very large trees are not suitable for the roadside, and now that they are heavily infested with leaf miner are no longer attractive.

Signed: *Ernie Adams* & *David All*

Date: 27 January 2013

Address: 66 Shirley Avenue

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: *I have no objection to the removal of these trees as long as they are replaced with a more suitable species.*

Signed: *H. M. Hughes*

Date: *03.01.2013*

Address: *67, Shirley Avenue*

SOUTHAMPTON SO15 5NH.

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: 

Date: 27/12/12

Address: 68 SHIRLEY AVENUE
SHIRLEY SOUTHAMPTON

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**


Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:..... PLEASE SEE ATTACHED LETTER.....
.....
.....
.....
.....

Signed: W. B. S. J. 

Date:..... 18/1/2013.....

Address:..... 69 SHIRLEY AVENUE.....

SHIRLEY, SOUTHAMPTON
SO15 5NH

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

69 Shirley Avenue
Shirley
Southampton
SO15 5NH

Mike Harris
Senior Tree Officer
Southampton City Council
3rd Floor, 1 Guildhall Square
Southampton
SO14 7SP

18 January 2012

Dear Mr Harris

Proposed Removal of Five Mature Trees

With reference to the form you sent regarding the proposal to remove 5 trees in Shirley Avenue, we would like to add these comments to support our reasons for rejecting 4 of the requests.

We have lived here for nearly 30 years. During that time we have seen several trees removed and new trees planted. The replacement trees take decades to grow to a reasonable size and your proposal of removing trees outside numbers 66,72,74 and 76, directly opposite where we live, will mean that the Avenue does not have any large trees for approximately one hundred metres on the north side of the road which will alter the character of the Avenue for several years to come. We are also aware that owls habitat those trees and can be heard calling throughout the night - particularly during the winter. We also have bats which use the area as part of their flight path, flying between the houses and around the trees and are very concerned that removal would affect their behaviour and well being.

Secondly, some houses have installed dropped drives across the complete width of their property thus removing the opportunity for additional trees to be planted. We were sorry to note that some of the trees you planted a few years ago were also vandalised and as a result died and were not replanted, again changing the character of the Avenue.

Whilst we appreciate that keeping the pavement wide enough for people to walk along is an issue for you, would it not be possible to look at other alternatives such as widening the pavement at those points where the trees are large? This incidentally might also help towards traffic calming and help the neighbourhood overall. If you could widen the pavement, it would not be necessary to remove any trees along this Avenue - including the one outside number 20.

As a side point, the Lime tree outside our house has always protruded over our drive, but we have the attitude that we bought the house with the tree there and as long as we are careful reversing into the drive, it causes no problem.

We would therefore like to lodge a strong objection to the removal of the five trees but if no possible alternative is available for number 20, we would very reluctantly agree to its removal, having noted that the path around it is very much tighter than the ones further up the Avenue.

We sincerely hope you can resolve this issue without removing the trees and would appreciate being informed of the results of your proposal.

Many thanks

Yours sincerely

Richard and Linda Barton

Handwritten signatures of Linda and Richard Barton. The signature on the left is 'L. Barton' and the signature on the right is 'R. Barton'.

Linda & Richard Barton

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.



Remove all 5 trees and replace with more suitable species.



Remove and replace the lime outside 20 and retain the other 4 trees.



Retain all 5 trees.

Comments: CAN USE THE OTHER SIDE OF ROAD,
BUT LIME IS A PROBLEM & GIVES A STICKY RESIDUE!
ALSO THE TREES HAVE MINIMISED PATHWAYS AND DO CAUSE
PEOPLE TO WALK ON THE ROADS, AS THE ROOTS MAKE PATHS
UNEVEN.
PLEASE REMOVE THESE TREES AS THEY ARE A NUISANCE.

Signed: 

Date: 24.12.12

Address: 71. SHIRLEY AVE

Southampton

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: MANY A TIME I HAVE PICKED UP FALLEN
BRAN CHES FROM THE TREES OUTSIDE NUMBERS
72, 74 & 76
SMALLER REPLACEMENT TREES WOULD BE BETTER

Signed:

Date:

Address:

John Conway (JOHN CONWAY
STANWELL REST HOME)

3 Jan 2013

*72, 74 and 76
Shirley Avenue*

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: *See enclosed letters.*
.....
.....
.....
.....
.....

Signed: *C. Clark*

Date: *5/1/13*

Address: *73, SHIRLEY AVE*
SO15 5NH

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

The four voters in our house (73, Shirley Avenue) are in agreement that no trees should be cut down unless they are diseased and/or dangerous.

There are many reasons for not removing mature, healthy, deciduous trees and you must be aware of them.

- The water table will rise directly. We believe there is an underground stream in the vicinity of the Avenue and with a possible increase in annual rainfall and more people hard-landscaping gardens the run-off will over-load sewers and take longer to drain. The road already floods in parts in heavy rain.
- In the medium/long term mature roots will die off possibly causing road/pavement/property subsidence for which S.C.C. will be held responsible.
- The local eco-system will be directly affected. We have bats, birds, insects etc. that rely on the trees. Even the humble worm at the bottom of the food-chain will be affected. They compost fallen leaves and aerate open soil, allowing better drainage.
- There will be a decrease in oxygen levels. Increased traffic on the Avenue is affecting air quality already.
- This road is one of the last mature "avenues" in Southampton. The stately beauty and greenery of these mature, flowering trees gives great pleasure to us and probably many people passing through, so our quality of life will be affected.
- The trees have been in-situ for many years and pavement restriction has little changed. Why is this proposal suddenly being made?
- There are always alternatives eg; hard-landscaping such as raising pavements; creating pavements on the road side of "offending" trees which would also act as a much-needed traffic calming system/possible crossing; information/warning signs to ensure that pedestrians with pushchairs/the disabled use the south side pavement of the Avenue, which is traversable.

We conclude that cutting down these trees could very detrimental in the short/medium and long terms. Alternative methods must be found to solve the problems out-lined in your proposal letter.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: please make sure they are fairly
mature specimens when replacing them
.....
.....
.....

Signed: *[Signature]*

Date: 24/12/12

Address: 75 Shirley Ave
Southampton

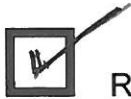
Please return this sheet, using the enclosed envelope, by the 31st January 2013.

SEE LETTER ENCLOSED



**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.



Remove all 5 trees and replace with more suitable species.



Remove and replace the lime outside 20 and retain the other 4 trees.



Retain all 5 trees.

Comments:

The trees in the Avenue have always been a joy.
I make it "SPECIAL". I have lived here for over 60 yrs.
I my late husband, I family loved it, & never wanted to move.
(I hope I never have to.) Naturally trees do have to be
replaced over the years for various reasons, & the roots do make the
pavements very uneven - especially in wet weather, BUT, should be kept
in SAFE ORDER.

Signed: (Mrs.) Mary S. C. Knight.

Date: 7th JANUARY 2013

Address: 77, SHIRLEY AVENUE,

SHIRLEY, SOUTHAMPTON. SO15 5NH.

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

77, SHIRLEY AVENUE.
SHIRLEY,
SOUTHAMPTON.
SO15 5NH

Dear Sirs.

In order to save the Council money - may I suggest that whilst the Contractors + necessary felling equipment are on site that the massive "LIME" tree outside 77 is also removed at the same time?

The roots of this particular tree have caused damage to the DRAINS @ 77 resulting in subsidence to the property. Investigations are currently being carried out by our Insurance Company as to the underlying cause.

It has been indicated that this "LIME" tree - which is the responsibility of "Southampton City Council" has caused the problem.

This confounded tree is larger than others in the road - as noticeably the tallest, + therefore most affected by the wind, + gales.

During bad weather creaking + cracking noises can be heard. I am in my 80's, + this whole situation causes me enormous amounts of worry.

I am most concerned that one day

2.

The tree may come crashing in through roof & my bedroom window whilst in bed, & the worry frequently keeps me awake.

Please please would the Council remove this tree - as I am concerned that the roots could again damage the replacement drains, & structure of the house, & driveway.

Surely, the Council must take some responsibility - as the tree is not on my land but, has damaged my property.

I believe it would save the Council money to deal with the situation NOW - whilst the other trees are being removed - as opposed to having to deal with it separately later.

Yours faithfully.

Mrs Mary S. C. Knight.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.



Remove all 5 trees and replace with more suitable species.



Remove and replace the lime outside 20 and retain the other 4 trees.



Retain all 5 trees.

Comments: TREE OUTSIDE 76 RESTRICTS ACCESS ON PAVEMENT FOR WHEELCHAIRS, ELECTRIC BUGGIES & PRAMS FORCING THEM TO USE THE ROAD (NO'S 72-76 ARE REST HOMES). STICKY RESIDUE FROM LIMES AND CONCRETE FROM HORSE CHESTNUTS CAN DAMAGE VEHICLES, AND STICKY RESIDUE TREADS INDOORS ON CARPETS. SOME COUNCILS NOW NO LONGER RECOMMEND LIMES, AS NOT SUITABLE FOR URBAN ENVIRONMENTS.

Signed:  RA & JM KNIGHT.

Date: 3-1-13

Address: 78 SHIRLEY AVENUE
SOUTHAMPTON
SO15 5NJ

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

WE WOULD ENDORSE THE REPLANTING OF MORE SUITABLE TREES TO RETAIN THE APPEARANCE OF THE AVENUE.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
.....
.....

Signed: E.S.D. Shorrocks

Date: 27/12/12

Address: 80 SHIRLEY AVE
SO15 5NS

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: We wish to draw attention also to the two very large lime trees outside No 81. These have already impinged on our garden wall necessitating its re-building two years ago. Their roots now again are threatening the wall and will no doubt continue to grow. You promised last summer to return in October or November to reduce their bulk by 30%. We still await the fulfilment of this promise. Could this please be done at your earliest opportunity?

Signed: John Guly + Mameen Culy.

Date: 28th December, 2012

Address: 81, Shirley Avenue,
SO15 5NH

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

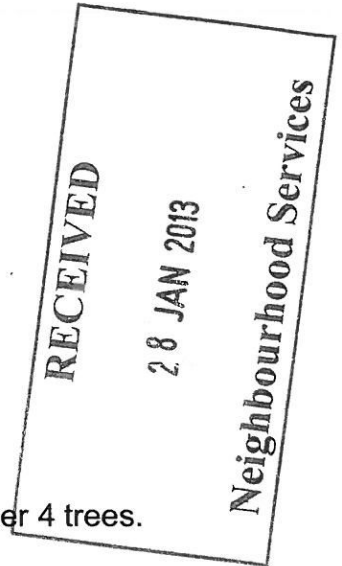
**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.



Comments: SEE ATTACHED TYPED SHEET
.....
.....
.....
.....

Signed: [Signature]
.....

Date: 25.1.2013
.....

Address: 84 SHIRLEY AVENUE
SOUTHAMPTON SO15 5NJ
.....

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

CONSULTATION RE REMOVAL OF FIVE MATURE TREES ALONG SHIRLEY AVENUE

We have been resident in Shirley Avenue since 1976.

We object to the removal of trees in the Avenue on the following grounds:

1. We note the basis put forward for removal. What is not clear is 'who' has made a request for removal, 'how many' and why it is 'necessary'. The trees have been in the same position in front of the houses since the 1920's and there is no record of there being an identified problem. We wonder 'why now?'
2. The mature trees, as opposed to more recent 'replacements' give the Avenue, what can fairly be termed, its unique character both in Shirley and the city. They afford a significant value to the attractiveness of the street scene both in the road itself and its approaches. Their removal would have a noticeable detrimental impact that replacements could not match.
3. The trees also form part of the heritage of the area. They were planted in approx. 1876, long before the houses were built, and formed part an avenue of trees leading to Withewood House. Hence in a sense they have not just a presence but a social and historical 'meaning'.
4. We have spoken with a motorised wheelchair user who regularly uses this side of the Avenue and she tells us that she and others can negotiate the 4 trees at the St James Road end; that the tree outside no. 20 is more of a problem
5. Reference is made to 'double-pushchairs'. The vast majority of parents pushing 2 children now use 'in-line' double pushchairs as opposed to 'side-by-side' seats. (Consult figures on pushchair sales.)

In relation to both 4 and 5 it important to weigh up the degree of difficulty (arguable) and numbers (very few we suspect) against the significant environmental implications.

6. We would urge the officer to note that some people we have spoken to may not be resisting removal but 1. for other reasons 2. related to other trees 3. on the opposite side of the road. Hence responses to the consultation do need some interpretation.
7. Whilst not a tree issue per se there must be financial implication for the City council at this time of significant financial pressure. Also an issue of priorities in spending.
8. In summary, the proposal seems to be addressing a relatively minor problem at the cost of significant implications to the environment and street scene as well as a financial cost.

Edward & Karen Wseman

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

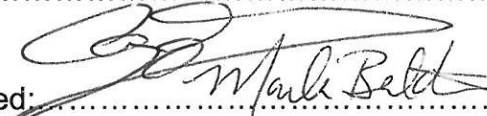
Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: The footpath on the other side is quite usable.
Wheelchair + push chairs can easily use the footpath
on the other side of Shirley Avenue.
The trees are over 70 years old and cannot be replaced
while still retaining the character of the Avenue.

Signed: 

(ASEY) BALDWIN
MARLA BALDWIN.

Date: 5 JAN 2013

Address: 86 Shirley Avenue
SO15 5NJ

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: I am totally opposed to the removal of any of these lovely trees. It is they that give Shirley Avenue the unique atmosphere and make it such a picturesque and wonderful place to live. If pedestrians want more room they can easily cross to the other side of the road where the footway is wider.

Signed: 

Date: 30/12/12

Address: 88 Shirley Avenue

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments:.....
.....
.....
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.....
.....

Signed:.....*S. Carr*.....

Date:.....*24/12/12*.....

Address:.....*90 Shirley Avenue*.....
.....

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

**Ref: CONSULTATION ON THE PROPOSED REMOVAL OF FIVE MATURE TREES
ALONG SHIRLEY AVENUE**

Please tick one of the following preferred options.

Remove all 5 trees and replace with more suitable species.

Remove and replace the lime outside 20 and retain the other 4 trees.

Retain all 5 trees.

Comments: *See attached letter*
.....
.....
.....
.....
.....

Signed: *Ch. Spence*

Date: *17/1/13*

Address: *119 ST JAMES ROAD*

SHIRLEY SOUTHAMPTON SO15 5HE

Please return this sheet, using the enclosed envelope, by the 31st January 2013.

119 St James Road
Shirley
Southampton
SO15 5HE

Your Reference-50010267

Dear Mr Harris,

With regard to the enclosed form, I would like to explain that although my address is St James Road my house is in fact the last one at the top of Shirley Avenue on the left hand side. A neighbour has kindly given me a copy of the letter you sent out on 20th December regarding the proposed removal of 5 mature trees along Shirley Avenue . Whilst I agree that a small number of people may encounter some difficulty in passing these trees, I do not feel that this warrants the destruction of 5 healthy trees.

I notice also that there appears to be "unrestricted " access on the path on the opposite side of the road, so wheelchair and buggy users should not have a problem using Shirley Avenue. I use Shirley Avenue on almost a daily basis and indeed have no problems negotiating these trees when using my shopping trolley. More of a problem, I find, is the parking of vehicles on both side of the road, causing problems for the First bus number S1. I have on occasion been on the bus when it has been unable to continue along Shirley Avenue due to the traffic trying to get past these parked vehicles. Perhaps the solution to this would be to allow parking on one side of the road only—most of the residents having driveways. Perhaps this is something that could also be looked into.

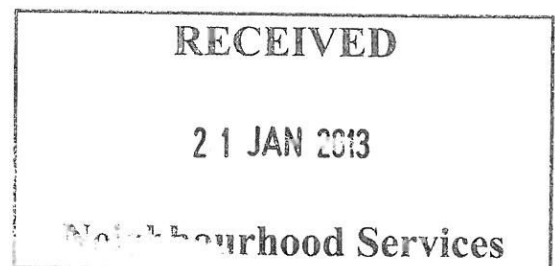
May I lastly point out that I have lived at the above address for 40 years and to my knowledge this is the first time I have been made aware of any problems regarding the trees—why has this suddenly surfaced and who has made the complaint ?

Thank you for taking the time to read this letter, and I hope that the 5 trees remain on Shirley Avenue.

Yours sincerely,


Lynda Sparkes (Mrs)

17th January 2013



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CAVAT
Capital Asset Value for Amenity Trees
Full Method

Appendix 7

CAVAT

(Capital Asset Value for Amenity Trees)

Full Method: User's Guide



Christopher Neilan



CAVAT

Capital Asset Value for Amenity Trees

Full Method

Introduction

CAVAT (Capital Asset Value for Amenity Trees) provides a basis for managing trees in the UK as public assets rather than liabilities. It is designed not only to be a strategic tool and aid to decision-making in relation to the tree stock as a whole, but also to be applicable to individual cases, where the value of a single tree needs to be expressed in monetary terms.

It is intended particularly for councils and other Public Authorities and primarily for publicly owned trees. However, it may be used by other public bodies, including the Courts, private institutions and individuals. It complements other tools of arboricultural analysis, such as single tree hazard assessment systems. So far as possible it draws upon objective evidence and published data, but it also relies on expert arboricultural knowledge and in some cases assessments that are specific to CAVAT. It can therefore only be used by arboriculturists who have received relevant training, and who have the relevant skills and experience.

It is established in UK law, in the Town and Country Planning Act 1990 Section 198, that trees have value as a public amenity and therefore local planning authorities are given a duty to protect trees in the public interest. The legislation itself does not specify how amenity is to be assessed, leaving it open for the value of trees to be expressed in the most appropriate way for the intended purpose, and not necessarily in monetary terms. Because CAVAT is specifically designed as an asset management tool for trees that are publicly owned, or of public importance, it does express value in monetary terms, and in a way that is directly related to the quantum of public benefits that each particular tree provides. Applied to the tree stock as a whole it enables it to be managed as if it were a financial asset of the community. Applied to single trees it gives a value that is meaningful in itself but allows a comparison to be made with the value of other public trees.

CAVAT works by calculating a unit value for each square centimetre of tree stem, by extrapolation from the average cost of a range of newly planted trees. In the Full Method this basic value is adjusted to reflect the degree of benefit that the tree provides to the local population. The adjustment is designed to allow the final value to reflect realistically the contribution of the tree to public welfare through tangible and intangible benefits. (See *Note 1*).

The Two Methods

There are two versions of the CAVAT method. The Full Method, described in this Guide, is recommended for use in cases concerning individual trees or groups, when precision is required and sufficient time is available for a full assessment. The second, referred to as the Quick Method, is intended specifically as a strategic tool for management of the stock as a whole, as if it were a financial asset of the community. The data required is limited to the minimum necessary to express the value of the tree stock as a whole, to analyse it, and to provide information to assist with management decisions. The data may be collected in conjunction with regular surveys of the tree stock.

In effect, it is designed to enable the value of the public tree stock to be expressed as an index. The index would rise or fall with changes in the quality and character of the stock over time. The tree manager would act as an asset manager, showing evidence to increase the overall value year by year, bearing in mind the particular nature and disposition of the stock, and the opportunities and resources available. The Guide to the Quick Method is published separately.

General Instructions for the Full Method.



Although the method is designed to be robust, prospective users need to be aware of certain key principles and the need for training to ensure consistency and accuracy of results.

Steps 1 and 2 in both methods rely on measurement, government data, and the conversion formula, updated annually to take account of inflation, but also the assessment of accessibility which is specific to CAVAT. Step 3, Functionality, relies on expert assessment, also specific to CAVAT. For example, when the health of the tree is assessed the key judgement is not whether it has flaws to the arboricultural expert, but to what extent those flaws detract from its current performance as a public amenity. Where there is no loss of performance no penalty is imposed. Any potential shortening of life expectancy, say as a result of structural weakness, would be considered separately at Step 5.

Steps 4 and 5 apply only to the Full Method. At Step 4 the adjustments for amenity rely on observation, but also plant knowledge; at Step 5 the assessor requires a good understanding of tree health, and the ability to estimate reliably the safe life expectancy of the tree.

Assessors must also be aware that CAVAT does not discount the value of trees generally to account for indirect problems that they may cause, such as the potential to cause structural damage, nor additional costs of management to resolve any such problems. This is because it is designed to give a cost/benefit analysis, and to allow for these costs within the method would lead to a form of double accounting. However, the Full Method does discount value as part of Step 4, Adjusted Value, when it is found that there is an intrinsic problem, that is to say direct harm is being caused by the tree without it being resolved by management.

The Full Method

The Full Method is used in situations when a more detailed and precise assessment of the value of trees as individuals is required. For example, it would be used when reviewing the management options available for an individual tree or a group or avenue.

In relation to cases involving subsidence, according to the JMP (Joint Mitigation Protocol) the levels of evidence to be submitted in cases involving public trees will be set by reference to a full CAVAT valuation to be undertaken by the Local Authority.

The Full Method involves a site inspection, and may in occasional cases involve further investigation, including internal decay detection or a climbing inspection. A full record of the inspection must be retained with appropriate evidence, including photographs.

The Variables

The Full Method involves five steps, and sets of key variables:

1. Basic value/unit value x size;
2. CTI value/location, in terms of population and use, and accessibility;
3. Functional value/functional status;
4. Adjusted value/amenity factors, both positive and negative; and
5. Full value/safe life expectancy.

Step 1: Basic Value.



CAVAT Capital Asset Value for Amenity Trees Full Method

The basic value is calculated using trunk area as key measure of size. The trunk area is calculated in the standard way by using the measured trunk diameter or circumference, and converted to give the radius. The current national unit value factor is selected to allow the basic value to be calculated, using the equation:

$$V = n \times \text{radius}^2 \times \text{unit value factor. (See notes 2 and 3).}$$

A spreadsheet – the CAVAT calculation – Full Method available separately, has been produced to make the necessary calculations for the Full Method. When using it the basic value is automatically calculated, using the diameter and the UVF.

Step 2: CTI Value.

There are two operations in Step 2. Firstly, the basic value is adjusted to take account of the population density using the Community Tree Index (CTI) factor (*see note 4*). Then the modified basic value is discounted by up to 60%, according to how accessible the tree is in the particular location.

The CTI index factor is a measure of the relative population density potentially able to benefit from the trees, derived from Office of National Statistics (ONS) information. The values of the 7 CTI bands are shown in Table A. They vary from 100%, for the majority of the country, up to a maximum of 250% according to the published population density. The results as applied nationally to England can be found in the separate National Community Tree Index Table.

(Note: The CTI factor supersedes the previous value band approach, based on differential planting costs, which no longer applies).

Operation 1.

The CTI index gives the basic adjustment for the Local Authority. The effective CTI value factor is that given in the final column of the table. In some instances, however, the area may not be typical of the Local Authority's overall area. In that case the ward figure, also available from the ONS website, may be used, with the CTI index factor values as shown in Table A.

Operation 2.

The second operation is to consider the relative accessibility to the public of the tree in its general locality. The tree may retain 100% of its value, or be discounted by up to 60%.

Taken together, these 2 operations give the CTI value.

Step 3: Functional Value.

The CTI value is then reduced according to the surveyor's expert assessment of the tree's functionality, i.e. how well it is performing biologically, as against what would be expected of a well-grown and healthy tree of the same species and girth in that location.

The surveyor must consider crown size and crown condition (*see Note 5*). **Only one combined adjustment of the basic value is required**, giving overall functional value. Precision is required in the assessment, either maintaining the value at 100% or reducing it proportionately in increments of 10%.



Step 4: Adjusted Value.

The functional value is then adjusted to take into account the surveyor's assessment of any special amenity factors and also the tree's appropriateness to the location. **One combined adjustment is made**; up to +/- 40% is possible. (See Note 6).

Step 5: Full Value.

Finally, the value is adjusted for safe life expectancy (SLE), assessed on the principles of SULE. (See Note 7). Trees with a safe life expectancy greater than 80 years retain 100% of their adjusted value; those with a life expectancy of less than 5 years lose 90%. The SLE adjustment bands are shown in Table E.

No reduction is made for a condition, e.g. structural weakness, where life expectancy is not shortened and the tree is judged to be safe. However, if management, e.g. crown reduction is required, the functional status is adjusted accordingly under Step 3, Functional Value. A tree that cannot be safely retained has a SLE score of 0, and thus a value of £0.

Notes

Note 1: CAVAT, Lifetime Benefit and the Trunk Formula Method

CAVAT has been designed primarily as an asset management tool. However, the full version is expressly designed for cases where the value of an individual tree needs to be expressed. The premise of CAVAT is that the widely accepted approach of depreciated replacement cost is used as the basis for a calculation of value since it is suitably robust, practicable and useful for these purposes.

The basis of the method is to calculate the value of a tree by extrapolation from the cost of a newly planted standard tree, using the ratio between their respective trunk areas as the critical measurement. This approach is also used in the Council of Tree and Landscape Appraisers (CTLA) "trunk formula method", an appraisal method widely used in the U.S.A. However the CAVAT methods are designed to give the value of trees as public assets in the UK in comparison to the CTLA method whose stated aim is to express the private value of the tree to its owner.

CAVAT allows for the contribution of the factors of location, relative contribution to amenity social value and appropriateness, and an assessment of functionality and life expectancy. Essentially, the planting cost basis is then modified by a consideration of the impact of those factors that contribute to the quantum of benefits that the public may expect to receive from it. The factors which are essentially related to "wear and tear" on the tree, including a shortened life expectancy, are dealt with in terms of depreciation. On the other hand factors based on variation from an arithmetic mean, (for example the particular benefits that flow from the characteristics of the species in question) allow for a either a potential increase or decrease in value.

Its results are broadly comparable with what research suggests both in the U.S.A. and the U.K. is a realistic estimate of the tangible lifetime benefits of trees to the community. The tangible benefits approach is reflected both in use of official population statistics to generate



the CTI index rating in CAVAT and the nature of the adjustment for functionality, and also in the scale of the adjustments for accessibility and amenity factors.

Note 2: Basic Value.

The relevant measurement to calculate the value for an individual tree in the Full Method is the area of trunk at breast height, using the standard CTLA Trunk Formula Methodology, from which the basic value is calculated, using equation $A = \pi r^2$. The procedure, therefore, is first to measure the trunk radius in centimetres, (generally by converting the circumference to a radius by a “rounded-down” tape, or using the formula $r = c \div 2\pi$). The radius is then squared, and multiplied by π (pi, approx. 3.142). This is subsequently converted into the basic value by multiplying by the current UVF (unit value factor). When using the spreadsheet the basic value is calculated automatically, using the diameter and the UVF.

Note 3: The Unit Value Factor. (UVF)

The UVF represents the full cost of a newly planted tree in a given area, divided by its trunk area. It has two components; the nursery gate price, expressed in terms of the cost of each square centimetre of stem, (or unit area cost) and the planting cost (transport, planting, materials, immediate care and management costs, but *not* after-care). The calculation of the unit area cost is from the average cost of a basket of species rather than for each individual species, in order to eliminate differences based only on production factors or variations in demand. The initial specification used in this calculation was 12-14 cm. standard containerised trees, however prior research has subsequently demonstrated that size, as opposed to species or production methods, is not generally a critical factor in unit cost variation.

The current UVF represents the average cost per square centimetre of stem area of the ten most commonly planted species, containerised, at trade prices, and from equivalent and competitively priced nurseries including immediate planting costs. The best estimate of the planting cost factor has been found to be 150%, based on consultation with tree officers and within the wider landscape industry.

By applying the Community Tree Index factor, the national unit area value may then be modified to take account of the effects of location to the benefits received by the local population, (see note 4).

The unit area cost is upgraded each year in line with inflation, (using RPI/X) from an original survey in 2004/5. Again, this is to minimise fluctuations in the UVF unrelated to the tree stock's contribution to public amenity. The up to date figure is used in the current CAVAT calculations, available separately.

Note 4: Community Tree Index.

To generate the CTI index factor in the Full Method the adjustment is made in two stages; first according to the population density of the wider location, and secondly according to the tree's relative accessibility in that location. Any special characteristics of the immediate location are accounted for in step 4, Adjusted Value.



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Capital Asset Value for Amenity Trees

Full Method

Operation 1

The CTI index factor is a measure of the relative population density of the local authority, and thus the relative number of those potentially able to benefit from the local authority's trees. The CTI values for each Local Authority in England are shown in the separate National Community Tree Index table.

It may give more accurate results to calculate the stock value on a ward by ward basis, rather than by using the overall local authority value. This will depend upon an assessment of whether the local authority is relatively homogenous in character overall, or whether there are significant variations from ward to ward. Ward statistics are available from the Office for National Statistics, via the ONS website, <https://www.ons.co.uk/Default.asp>.

Operation 2

Having applied the factor for the general character of the area, the assessor then judges the relative accessibility of the tree within that area, and whether it is fully available to contribute to the public good. The potential CTI value after operation 1 may either be retained, by a score of 100%, or further reduced to a factor of 80%, 60% or 40% of its original value.

The key considerations under operation 2 are:

1. Whether the tree is fully accessible to the public i.e. within a public highway, public park, or woodland. For these locations the accessibility score remains 100%.
2. Wholly or partially accessible from public areas i.e. in a local authority owned location such as a school, local authority building or housing estate. For these locations the accessibility score is reduced to 80% of its original value.
3. A less accessible publicly owned area i.e. a courtyard of a building, sheltered housing unit or individual back gardens of local authority owned properties. For these locations the accessibility score maybe reduced to 40% or 60% of its original value.

A tree that is fully accessible and visible, in a prominent and well-used setting within the general area will score 100%; a tree not publicly accessible or visible will score 40% of its original value. A degree of judgement will be necessary to assess these scores.

Note 5: Functionality.

The basis of CAVAT is trunk area, but the crown area may often be reduced from what would be predicted for an average tree of the size by species characteristics, possibly exaggerated by grafting, as in many flowering cherries, or by pruning, or by natural events such as disease or branch failure. Alternatively, the crown may be fully present, but functioning poorly; in either case the assessor carefully estimates the adjustment to be made, so that the functional value represents as realistically as possible the actual capacity of the tree to provide public amenity. Only 1 adjustment is made for both crown size and condition.

The two considerations are:

1. **Crown Size.**



The value is reduced proportionately if:

- the crown is reduced by regular pruning;
- the crown area has been reduced by natural causes, e.g. storm damage or disease, and the tree has not recovered; or
- the crown has failed to develop, e.g. because of top grafting onto a stronger stock, and is smaller than would be expected from the stem size.

2. Condition

If the tree is in functionally poor condition, including disfigurement by disease obvious to the public, the value is reduced proportionately. Such conditions would include:

- leaf or shoot disease;
- root disease, clearly affecting vitality;
- canker, or severe trunk lesions;
- fire damage.

No reduction is made at this stage for a condition, e.g. structural weakness, which does not affect the current functional status of the tree, providing that no immediate action (other than monitoring) is proposed. The value should be reduced proportionately in advance where there is an immediate need for arboricultural reasons e.g. structural weakness and hence the need to reduce the crown. This should be as soon as practicably possible, and no later than 1 Year. Pests such as Horse Chestnut Scale, diseases such as bacterial wetwood, or physical conditions such as uneven form or wounding are not taken into account, unless they are sufficiently severe to adversely affect biological functionality, to grossly affect appearance or to trigger crown reduction, etc.

A dead or effectively dead tree, or one requiring urgent removal, scores 0% value retained, and thus has a value of £0.

Note 6: Amenity and Appropriateness.

1. Amenity Factors

The value may be increased to take account of features of the tree that are of special benefit to the community. Special factor adjustment should be used sparingly; most trees will not have any special factor adjustment. There may be up to a maximum of 4 special factors and a total adjustment of up to 40%; (10% for each amenity factor, other than Veteran/Ancient Trees: 30%), for example:

Townscape and visual importance:

- integral part of a designed landscape, including avenues or designed park or garden;
- contribution to the setting of an important place or building;
- in a school, or by its entrance;
- in a particularly prominent location, e.g. a town centre, or at the entrance of a major public building, etc; or
- part of a wider grouping giving character to the area, e.g. long-maintained street pollards.

National or Local designations or connections:



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- in a Conservation Area, where the presence of trees has contributed to the designation;
- a locally designated tree, e.g. Landmark or Favourite Trees;
- a commemorative or memorial tree; or
- a tree known to be planted by a notable person.

Species characteristics:

- rare or unusual species; or
- attractive visual characteristics, e.g. notably attractive form, showy flowers, variegated foliage, attractive bark, etc. (N.B. count as 10% each, up to 20%);

or

Nature Conservation

- particular wildlife importance, e.g. a bat roost, heronry, etc;
- designated species in local BAP (Biodiversity Action Plan); or
- a Veteran/Ancient Tree. (N.B. counts as 30% by itself).

2. Appropriateness to the Location

Conversely, the value may be reduced as for amenity factors by 10% each and by up to 40% if the species is seriously inappropriate for its location causing a problem or foreseeable direct hazard not effectively controlled by management, for example:

Inappropriate species characteristics for the location causing obstruction or inconvenience:

- a weeping or low spreading habit in a narrow footpath;
- obstruction, e.g. vigorous spiny suckers across a footway;
- major surface roots damaging the footpath;
- large, squashy fruit in hard surfaced area;
- honeydew drip e.g. in a dedicated car park or playground.

Problems relating to the particular specimen:

- a pronounced lean, causing a potential obstruction;
- tree planting out of context, for example, a visually intrusive species in an otherwise consistent avenue.

Note 7: Safe Life Expectancy Adjustment

Safe Life Expectancy (SLE) is accounted for by a potential depreciation of up to 90% of the adjusted value. The principles followed to generate the adjustment are those of SULE, but the final step relating to usefulness is omitted in order to avoid double accounting. As generally in CAVAT, the banding approach is used, for robustness and to reflect some of the practical difficulties of estimating age. The surveyor may be expected to more accurately estimate the SLE in a tree's later years, when changes in the tree condition will have a much bigger impact on the SLE.

Trees with a safe life expectancy greater than 80 years retain 100% value; those with less than 5 years have 10% of their potential value. The weighting given to the intervening bands



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Capital Asset Value for Amenity Trees

Full Method

is derived from an exponential curve, on the basis that at less than 80 years life expectancy value is initially lost only slowly, but that towards the end of a tree's life the decline in value becomes increasingly swift. (See Table B). Eighty years is chosen as representing in round figures the current length of human life expectancy in the UK.

Tables

Table A: CTI Factors:

Population Density / Ha	CTI Factor %	CTI Band
<20	100	1
20 – 39	125	2
40 – 59	150	3
60 – 79	175	4
80 – 99	200	5
100 – 119	225	6
<119	250	7

Table B: Safe Life Expectancy Adjustment:

Life Expectancy (Years)	% Value Retained
80+	100
40 – 80	95
20 – 40	80
10 – 20	55
5 – 10	30
<5	10

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CAVAT Capital Asset Value for Amenity Trees National Community Tree Index

National Community Tree Index

Local Authority	Pop per ha	CTI factor	CTI Band
Adur	14.3	100%	1
Allerdale	0.8	100%	1
Alnwick	0.3	100%	1
Amber valley	4.4	100%	1
Arun	6.4	100%	1
Ashfield	10.2	100%	1
Ashford	1.8	100%	1
Aylesbury Vale	1.8	100%	1
Babergh	1.4	100%	1
Barking & Dagenham	45.4	150%	3
Barnet	36.3	125%	2
Barnsley	6.6	100%	1
Barrow-in-Furness	9.2	100%	1
Basildon	15.1	100%	1
Basingstoke and Deane	2.4	100%	1
Bassetlaw	1.7	100%	1
Bath and North East Somerset UA	4.9	100%	1
Bedford	3.1	100%	1
Berwick-upon-Tweed	0.3	100%	1
Bexley	36	125%	2
Birmingham	36.5	125%	2
Blaby	6.9	100%	1
Blackburn with Darwen UA	10	100%	1
Blackpool UA	40.7	150%	3
Blyth Valley	11.5	100%	1
Bolsover	4.5	100%	1
Bolton	18.7	100%	1
Boston	1.5	100%	1
Bournemouth UA	35.4	125%	2
Bracknell Forest UA	10	100%	1
Bradford	12.8	100%	1
Braintree	2.2	100%	1



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Capital Asset Value for Amenity Trees

National Community Tree Index

Breckland	0.9	100%	1
Brent	60.9	175%	4
Brentwood	4.5	100%	1
Bridgnorth	0.8	100%	1
Brighton and Hove UA	30	125%	2
Bristol; City of UA	34.7	125%	2
Broadland	2.1	100%	1
Bromley	19.7	100%	1
Bromsgrove	4	100%	1
Broxbourne	16.9	100%	1
Broxtowe	13.4	100%	1
Burnley	8.1	100%	1
Bury	18.2	100%	1
Calderdale	5.3	100%	1
Cambridge	26.7	125%	2
Camden	90.8	200%	5
Cannock Chase	11.7	100%	1
Canterbury	4.4	100%	1
Caradon	1.2	100%	1
Carlisle	1	100%	1
Carrick	1.9	100%	1
Castle Morpeth	0.8	100%	1
Castle Point	19.2	100%	1
Charnwood	5.5	100%	1
Chelmsford	4.6	100%	1
Cheltenham	23.6	125%	2
Cherwell	2.2	100%	1
Chester	2.6	100%	1
Chesterfield	15	100%	1
Chester-le-Street	7.9	100%	1
Chichester	1.4	100%	1
Chiltern	4.5	100%	1
Chorley	5	100%	1
Christchurch	8.9	100%	1
City of London	24.8	125%	2



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National Community Tree Index

Colchester	4.7	100%	1
Congleton	4.3	100%	1
Copeland	0.9	100%	1
Corby	6.6	100%	1
Cotswold	0.7	100%	1
County of Herefordshire; UA	0.8	100%	1
County of Herefordshire; UA	0.8	100%	1
Coventry	30.5	125%	2
Craven	0.5	100%	1
Crawley	22.2	125%	2
Crewe and Nantwich	2.6	100%	1
Croydon	38.2	125%	2
Dacorum	6.5	100%	1
Darlington UA	5	100%	1
Dartford	11.8	100%	1
Daventry	1.1	100%	1
Derby UA	28.4	125%	2
Derbyshire Dales	0.9	100%	1
Derwentside	3.1	100%	1
Doncaster	5.1	100%	2
Dover	3.3	100%	1
Dudley	31.2	125%	2
Durham	4.7	100%	1
Ealing	54.2	150%	3
Easington	6.5	100%	1
East Cambridgeshire	1.1	100%	1
East Devon	1.5	100%	1
East Dorset	2.4	100%	1
East Hampshire	2.1	100%	1
East Hertfordshire	2.7	100%	1
East Lindsey	0.7	100%	1
East Northamptonshire	1.5	100%	1
East Riding of Yorkshire UA	1.3	100%	1
East Staffordshire	2.7	100%	1
East Sussex County	2.9	100%	1



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National Community Tree Index

Eastbourne	20.3	125%	2
Eastleigh	14.6	100%	1
Eden	0.2	100%	1
Ellesmere Port and Neston	9.2	100%	1
Elmbridge	12.8	100%	1
Enfield	33.8	125%	2
Epping Forest	3.6	100%	1
Epsom and Ewell	19.7	100%	1
Erewash	10	100%	1
Exeter	23.6	125%	2
Fareham	14.5	100%	1
Fenland	1.5	100%	1
Forest Heath	1.5	100%	1
Forest of Dean	1.5	100%	1
Fylde	4.4	100%	1
Gateshead	13.4	100%	1
Gedling	9.3	100%	1
Gloucester	27.1	125%	2
Gosport	30.2	125%	2
Gravesham	9.7	100%	1
Great Yarmouth	5.2	100%	1
Greenwich	45.3	150%	3
Guildford	4.8	100%	1
Hackney	106.4	225%	6
Halton UA	14.9	150%	3
Hambleton	0.6	100%	1
Hammersmith and Fulham	100.8	225%	6
Harborough	1.3	100%	1
Haringey	73.2	175%	4
Harlow	25.8	125%	2
Harrogate	1.2	100%	1
Harrow	41	150%	3
Hart	3.9	100%	1
Hartlepool UA	9.4	100%	1
Hastings	28.6	125%	2



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Capital Asset Value for Amenity Trees

National Community Tree Index

Havant	21.1	125%	2
Havering	20	125%	2
Hertsmere	9.3	100%	2
High Peak	1.7	100%	1
Hillingdon	21	125%	2
Hinckley and Bosworth	3.4	100%	1
Horsham	2.3	100%	1
Hounslow	37.9	125%	2
Huntingdonshire	1.7	100%	1
Hyndburn	11.2	100%	1
Ipswich	29.7	125%	2
Isle of Wight UA	3.5	100%	1
Isles of Scilly	1.3	100%	1
Islington	118.3	225%	6
Kennet	0.8	100%	1
Kensington and Chelsea	131	250%	7
Kerrier	2	100%	1
Kettering	3.5	100%	1
King's Lynn and West Norfolk	0.9	100%	1
Kingston upon Hull; City of UA	34.1	125%	2
Kingston upon Thames	39.5	125%	2
Kirklees	9.5	100%	1
Knowsley	17.4	100%	1
Lambeth	99.2	200%	5
Lancaster	2.3	100%	1
Leeds	13	100%	1
Leicester UA	38.2	125%	2
Lewes	3.2	100%	1
Lewisham	70.8	175%	4
Lichfield	2.8	100%	1
Lincoln	24	175%	2
Liverpool	39.3	125%	2
Luton UA	42.5	150%	3
Macclesfield	2.9	100%	1
Maidstone	3.5	100%	1



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Capital Asset Value for Amenity Trees

National Community Tree Index

Maldon	1.7	100%	1
Malvern Hills	1.3	100%	1
Manchester	34	125%	2
Mansfield	12.8	100%	1
Medway UA	13	100%	1
Melton	1	100%	1
Mendip	1.4	100%	1
Merton	50	150%	3
Mid Bedfordshire	2.4	100%	1
Mid Devon	0.8	100%	1
Mid Suffolk	1	100%	1
Mid Sussex	3.8	100%	1
Middlesbrough UA	25	125%	2
Milton Keynes UA	6.7	100%	1
Mole Valley	3.1	100%	1
New Forest	2.2	100%	1
Newark and Sherwood	1.6	100%	1
Newcastle upon Tyne	22.9	125%	2
Newcastle-under-Lyme	5.8	100%	1
Newham	67.3	175%	4
North Cornwall	0.7	100%	1
North Devon	0.8	100%	1
North Dorset	1	100%	1
North East Derbyshire	3.5	100%	1
North East Lincolnshire UA	8.2	100%	1
North Hertfordshire	3.1	100%	1
North Kesteven	1	100%	1
North Lincolnshire UA	1.8	100%	1
North Norfolk	1	100%	1
North Shropshire	0.8	100%	1
North Somerset UA	5	100%	1
North Tyneside	23.3	125%	2
North Warwickshire	2.2	100%	1
North West Leicestershire	3.1	100%	1
North Wiltshire	1.6	100%	1



CAVAT

Capital Asset Value for Amenity Trees

National Community Tree Index

North Yorkshire County	0.7	100%	1
Northampton	24.1	125%	2
Norwich	31.2	125%	2
Nottingham UA	35.8	125%	2
Nuneaton and Bedworth	15.1	100%	1
Oadby and Wigston	23.7	125%	2
Oldham	15.3	100%	1
Oswestry	1.5	100%	1
Oxford	29.4	125%	2
Pendle	5.3	100%	1
Penwith	2.1	100%	1
Peterborough UA	4.5	100%	1
Plymouth UA	30.2	125%	2
Poole UA	21.4	125%	2
Portsmouth UA	46.4	150%	3
Preston	9.1	100%	1
Purbeck	1.1	100%	1
Reading UA	35.4	125%	2
Redbridge	42.3	150%	3
Redcar and Cleveland UA	5.7	100%	1
Redditch	14.5	100%	1
Reigate and Banstead	9.8	100%	1
Restormel	2.1	100%	1
Ribble Valley	0.9	100%	1
Richmond upon Thames	30	125%	2
Richmondshire	0.4	100%	1
Rochdale	13	100%	1
Rochford	4.6	100%	1
Rossendale	4.8	100%	1
Rother	1.7	100%	1
Rotherham	8.7	100%	1
Rugby	2.5	100%	1
Runnymede	10	100%	1
Rushcliffe	2.6	100%	1
Rutland UA	0.9	100%	1



CAVAT

Capital Asset Value for Amenity Trees

National Community Tree Index

Ryedale	0.3	100%	1
Salford	22.2	125%	2
Salisbury	1.1	100%	1
Sandwell	33.1	125%	2
Scarborough	1.3	100%	1
Sedgefield	4	100%	1
Sedgemoor	1.9	100%	1
Sefton	18.5	100%	1
Selby	1.3	100%	1
Sevenoaks	3	100%	1
Sheffield	13.9	100%	1
Shepway	2.7	100%	1
Shrewsbury and Atcham	1.6	100%	1
Slough UA	36.6	125%	2
Solihull	11.2	100%	1
South Bedfordshire	5.3	100%	1
South Bucks	4.4	100%	1
South Cambridgeshire	1.4	100%	1
South Derbyshire	2.4	100%	1
South Gloucestershire UA	4.9	100%	1
South Hams	0.9	100%	1
South Holland	1	100%	1
South Kesteven	1.3	100%	1
South Lakeland	0.7	100%	1
South Norfolk	1.2	100%	1
South Northamptonshire	1.3	100%	1
South Oxfordshire	1.9	100%	1
South Ribble	9.2	100%	1
South Shropshire	0.4	100%	1
South Somerset	1.6	100%	1
South Staffordshire	2.6	100%	1
South Tyneside	23.7	125%	2
South Yorkshire (Met County)	8.2	100%	1
Southampton UA	43.6	150%	3
Southend-on-Sea UA	38.4	125%	2



CAVAT

Capital Asset Value for Amenity Trees

National Community Tree Index

Southwark	84.9	200%	5
Spelthorne	20.1	125%	2
St. Albans	8	100%	1
St. Edmundsbury	1.5	100%	1
St. Helens	13	100%	1
Stafford	2	100%	1
Staffordshire County	3.1	100%	1
Staffordshire Moorlands	1.6	100%	1
Stevenage	30.7	125%	2
Stockport	22.6	125%	2
Stockton-on-Tees UA	8.7	100%	1
Stoke-on-Trent UA	25.8	125%	2
Stratford-on-Avon	1.1	100%	1
Stroud	2.3	100%	1
Suffolk	1.8	100%	1
Suffolk Coastal	1.3	100%	1
Sunderland	20.4	125%	2
Surrey	6.4	100%	1
Surrey Heath	8.4	100%	1
Sutton	41	150%	3
Swale	3.3	100%	1
Swindon UA	7.8	100%	1
Tameside	20.6	125%	2
Tamworth	24.2	125%	2
Tandridge	3.2	100%	1
Taunton Deane	2.2	100%	1
Teesdale	0.3	100%	1
Teignbridge	1.8	100%	1
Telford and Wrekin UA	5.5	100%	1
Tendring	4.1	100%	1
Test Valley	1.7	100%	1
Tewkesbury	1.8	100%	1
Thanet	12.3	100%	1
Three Rivers	9.3	100%	1
Thurrock UA	8.8	100%	1



CAVAT

Capital Asset Value for Amenity Trees

National Community Tree Index

Tonbridge and Malling	4.5	100%	1
Torbay UA	20.6	125%	2
Torridge	0.6	100%	1
Tower Hamlets	99.2	200%	5
Trafford	19.8	100%	1
Tunbridge Wells	3.1	100%	1
Tynedale	0.3	100%	1
Uttlesford	1.1	100%	1
Vale of White Horse	2	100%	1
Vale Royal	3.2	100%	1
Wakefield	9.3	100%	1
Walsall	24.4	125%	2
Waltham Forest	56.2	150%	3
Wandsworth	76	175%	4
Wansbeck	9.2	100%	1
Warrington UA	10.6	100%	1
Warwick	4.5	100%	1
Watford	37.2	125%	2
Waveney	3	100%	1
Waverley	3.4	100%	1
Wealden	1.7	100%	1
Wear Valley	1.2	100%	1
Wellingborough	4.4	100%	1
Welwyn Hatfield	7.5	100%	1
West Devon	0.4	100%	1
West Dorset	0.9	100%	1
West Lancashire	3.1	100%	1
West Lindsey	0.7	100%	1
West Lindsey	0.7	100%	1
West Oxfordshire	1.3	100%	1
West Somerset	0.5	100%	1
West Sussex	3.8	100%	1
West Wiltshire	2.3	100%	1
West Yorkshire (Met County)	10.2	100%	1
Westminster	84.4	200%	5



CAVAT
Capital Asset Value for Amenity Trees
National Community Tree Index

Weymouth and Portland	15.2	100%	1
Wigan	16	100%	1
Winchester	1.6	100%	1
Windsor and Maidenhead UA	6.8	100%	1
Wirral	19.9	100%	1
Woking	14.1	100%	1
Wokingham UA	8.4	100%	1
Wolverhampton	34.1	125%	2
Worcester	28.1	125%	2
Worthing	30	125%	2
Wychavon	1.7	100%	1
Wycombe	5	100%	1
Wyre	3.7	100%	1
Wyre Forest	5	100%	1
York UA	6.7	100%	1

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