

Tree Survey and Impact Assessment

*for land at
Bamford Mews,
Bamford
OL11 5NX*

Client
McCarthy Stone

November 2025

2345-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev0

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CAVEATS

This report has been prepared for planning purposes only. It is not intended for the detailed design of foundations that requires a much finer level of detail to ensure a cost-effective scheme of foundations.

This report considers the health and safety of the trees in their context at the time of survey. Trees are natural organisms subject to change and a range of weather conditions. This report can only be relied on for a period of twelve months or immediately prior to detailed designing of site layout (if phased) to ensure hazards posed by trees can be identified and resolved.

We rely on Council and Government websites for factual information in respect of sites. Experience reveals these are not always reliable. Further checks should be made in advance of undertaking any work to trees.

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Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial combined Tree Survey and Impact Assessment	JK / 27 November 2025

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Contents

1.0	Introduction.....	4
2.0	Tree survey	6
3.0	Application of survey information.....	7
4.0	Assessment of impact upon trees	8
5.0	New and replacement tree planting.....	11
6.0	Protection of trees during construction	11
7.0	Summary of impact assessment	12

List of Tables

Table 1 - List of drawings referred to in the impact assessment	8
Table 2 - List of documents used to inform the impact assessment.....	9

Appendices

- Appendix 1 - Introduction to key elements of tree information
- Appendix 2 - Tree Survey Explanatory Notes
- Appendix 3 - Schedule of Trees
- Appendix 4 – Tree Preservation Order Information

1.0 Introduction

- 1.1 This report sets out the information about trees to inform the planning process about the quality of trees on site. Following the tree survey the information is extended to consider the impact to them from the proposed development and how construction may proceed whilst ensuring trees are successfully retained.
- 1.2 In this report we consider the proposals for development of the site. We consider those proposals in relation to the survey of trees we conducted as part of the site analysis.
- 1.3 The area subject to this survey consists of a U-shaped parcel of land wrapping around the existing cluster of dwellings at Bamford Mews, Bamford.
- 1.4 The site has recently been cut but consisted primarily of rough grasses and dense soft vegetation.
- 1.5 Around the perimeter of the site there are trees of varying sizes and species.
- 1.6 Many of the trees are silver birch with some having succumbed to honey fungus.
- 1.7 There are groups of crack willow that, as is typical of these species, exhibit defects that render stems liable to failure. Works can be undertaken to preserve the trees to avoid that failure
- 1.8 There are also groups of goat willow that have attained proportions where they are liable to stem failure. Again, they can be pruned to prolong their life
- 1.9 There are also some ash trees that, typical of their species, are showing signs of ash die back and cannot be retained long term.

- 1.10 At the time of the tree survey we checked the online portals, including Rochdale Metropolitan Borough Council for statutory protection of trees applicable to the site. Online portals are not always reliable so before works are undertaken to trees a direct enquiry with the Council should be made.
- **TREE PRESERVATION ORDERS** – Details were not available online, but Rochdale council were contacted and confirmed that there are NO Tree Preservation Orders protecting trees upon the site. Please see email from the Council at Appendix 4.
 - **CONSERVATION AREAS** - details were available online and confirmed that the site IS NOT within a Conservation Area.
 - The MAGIC information portal revealed that Ancient and Semi-Natural Woodland IS NOT located within/adjacent to the site. Land upon the site IS NOT listed on the Priority Habitat Inventory - Deciduous Woodland (England)
 - The online portal of the Woodland Trust, Ancient Tree Inventory, revealed that there are NO veteran trees recorded on site.
- 1.11 Nationally adopted guidance has been followed in the preparation of this report. *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* sets out a structure approach to considering trees during the development process. Guidance is given on the surveying of trees, the protected space that should be allocated to trees, what elements may give rise to harm to trees and what techniques can be deployed to minimise harm.
- 1.12 Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection. We recognise the need to integrate with other disciplines to achieve a balanced approach to development proposals.
- 1.13 We set out how our key elements interact with others at [Appendix1](#) of this report. The appendix provides comprehensive information about the stages of providing tree information within the planning process.
- 1.14 Further explanatory notes about tree survey information are given in [Appendix2](#).

2.0 Tree survey

2.1 The objective of this tree survey is to assess the significant trees and woody vegetation on the site to obtain dimensions, assess their quality and evaluate their condition to provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2.2 The tree survey:

2.2.1 was conducted on the 02 September 2024 by Jago Keen, MSc, Dip.Arb., MARborA, MICFor from ground level, in accordance with the guidance in British Standard *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*;

2.2.2 is intended for planning purposes only;

2.2.3 is not intended for the detailed design of foundations (further information upon vegetation can be provided upon request);

2.2.4 is not a detailed health and safety condition survey of trees;

2.2.5 recommends only preliminary works. Tree works required to achieve the scheme of development will be considered as part of the Impact Assessment and detailed on the Tree Protection Plan;

2.2.6 places reliance on the topographical survey.

2.3 Details of each tree are recorded in the Schedule of Trees at [Appendix3](#).

2.4 Site soil investigations have not been conducted. The (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2018] reveals the following soil information:

2.4.1 Bedrock geology: Pennine Lower Coal Measures Formation - Mudstone

2.4.2 Superficial deposits: Glaciofluvial Deposits, Devensian - Sand and gravel

- 2.5 Survey information is used to prepare the constraints posed by trees on development. These constraints are shown on the Tree Constraints Plan. The Plan shows root protection areas prescribed by the guidance within BS5837 paragraph 4.6.2 and adjusted where appropriate as recommended in subsequent paragraph 4.6.3. The root protection area (RPA) is the minimum extent of rooting required to sustain the tree.
- 2.6 Trees change over time hence the contents of this survey can only be relied upon for a period of up to two years. The survey should be refreshed after two years or immediately prior to the design of detailed site layouts where they are phased.

3.0 Application of survey information

- 3.1 Trees place constraints on sites but they also provide opportunities in order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of site layout design should be to avoid the RPA. Ideally, structures should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

- a) Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.
- b) Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods.
- c) Service runs that cannot be routed outside the root protection area(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable. Offsite provision may be considered in some circumstances but this will require negotiation with the local planning authority.

4.0 Assessment of impact upon trees

- 4.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below:

Table 1 - List of drawings referred to in the impact assessment

Originator	Drg No	Title
Ridge	NO-3010-03-A-0002 rev E	Proposed Site Plan
Keen Consultants	2345-KC-XX-YTREE-TCP01Rev0	Tree Constraints Plan
Keen Consultants	2345- KC-XX-YTREE-TPP01Rev0	Tree Protection Plan

- 4.2 Site proposals considered in this application include:

4.2.1 Retirement-living apartments and bungalows

4.2.2 Access, parking and other hard surfaces

4.2.3 Utilities and services

4.2.4 New and replacement tree planting

- 4.3 The proposals are considered with reference to the following guidance documents referred to in this report:

Table 2 - List of documents used to inform the impact assessment

Originator	Title/Reference
British Standards Institute	<i>BS5837:2012 Trees in relation to design, demolition and construction – Recommendations</i>
Trees and Design Action Group	<i>Trees in the townscape: A guide for decision makers</i>
Ministry of Housing, Communities and Local Government	<i>National Planning Policy Framework (NPPF)</i>

- 4.4 National planning policy (paragraph 136 of the NPPF refers) makes clear the important contribution made by trees to the character and quality of built environments. Trees help to mitigate and adapt to climate change. The application proposals are respectful of the benefits trees provide and have been developed to ensure the retention of trees and the incorporation of new trees within the layout.
- 4.5 In summary, the proposals have sought to make use of the open areas of the site remote from trees. As a result, few trees need to be removed and impact on retained trees is minimised. New tree planting can be provided to ensure a verdant landscape.

Impact of application proposals

- 4.6 Access to the site is proposed via the existing access serving Bamford Mews. As a result, there is no impact on trees from the provision of the access.
- 4.7 Bungalow plots 03, 04, 06, 09, 12 and 16 are proximate to retained trees. Localised pruning of the trees will be required to provide separation from the dwelling or garden spaces. Such pruning will not materially detract from the amenity these trees provide.
- 4.8 The dwellings at plots 04 and 05 intrude marginally within the outer edge of the root protection area of tree 7. The intrusion is very minor and is offset by the extensive root protection area on all other sides of the tree that remains unaltered.
- 4.9 The apartment building is proximate to tree 33, a Norway maple. The tree exhibits poor fork formation and is unsuited to long term retention. Opportunity is therefore being taken to remove the tree that, in turn, allows the neighbouring better quality trees of group 32 to be develop more fully.

- 4.10 The arrangement of apartment building, and associated car parking, requires the loss of trees 48 to 52. Of these, tree 48, a silver birch, is of moderate quality. This species is short-lived and its removal in order to optimise the site is normally considered acceptable. Trees 49 to 52 are a group of alder and sycamore of low quality and value. The alder are showing signs of decline, as is typical of this species. The sycamore are small, self-set trees of little quality.
- 4.11 Tree 42, a silver birch, is retained proximate to the shoppers' entrance. It will require localised pruning to provide height clearance over the path and separation from the apartment building. A short section of hedgerow number 41 will also require removal to accommodate the footpath link.
- 4.12 The proposed layout of hard surfaces is generally remote from root protection areas so no specialist measures are required
- 4.13 Small sections of proposed hard surface are located within a root protection area.
- 4.14 Achieving hard surfaces close to trees is possible but some important factors need to be considered, factored in to design and feasibility and then implemented correctly.
- 4.15 BS5837 provides guidance within section 7.4 on what are acceptable methods to achieve hard surfacing within a root protection area. The conditions and ground levels on this site are favourable to achieving these levels.
- 4.16 In this instance there is scope to achieve the hard surfaces by building them above existing levels. The depth of sub-base and surfacing can be minimised by using cellular confinement systems. This follows the principles of 'no-dig' construction to achieve hard surfaces that do not require excavation, do not result in the loss of roots, and do not result in harm to the rooting environment once the surfaces are in use.
- 4.17 Site specific drawings have been produced to show the areas where the principles of no-dig construction are required. Typical construction details of these surfaces are shown on the Keen Consultants' Tree Protection Plan.

Impact of drainage and services

- 4.18 The proposed drainage and services are not shown on the proposed layout however there is ample scope to locate them outside of root protection areas and require no specialist measures for their installation.

- 4.19 If services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

5.0 New and replacement tree planting

- 5.1 The development proposals bring forward opportunity to plant a selection of trees throughout the development.
- 5.2 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group and the requirement of paragraph 136 of the National Planning Policy Framework.
- 5.3 Those multiple benefits of this new tree planting, as part of the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity. In addition, as those new trees develop, so they will further contribute to local climatic regulation and, where they stand within the sun path of proposed buildings or surfaces within the development, they will minimise solar gain during summer months, and provide an accessible choice of shade and shelter.

6.0 Protection of trees during construction

- 6.1 To ensure the retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. These measures need to be implemented in advance of construction and maintained until such time as soft landscape proposals require their removal.
- 6.2 In some instances specialist construction techniques or approaches are indicated on the protection plan. These shall be implemented in accordance with site progress.

7.0 Summary of impact assessment

- 7.1 The proposed development results in the loss of very few trees, most of which are low quality and value.
- 7.2 In places hard surfaces coincide with root protection areas but specialist measures can be deployed to minimise harm to trees
- 7.3 Services and utility installation can be sited remote from trees but if they do need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees.
- 7.4 New and replacement tree planting can be provided as part of these development proposals. This new cohort of trees can provide a diverse portfolio of tree cover to ensure sustainability of green infrastructure in the future.
- 7.5 The application proposals recognise the important contribution trees make to the character and quality of built environments, and the role they play to help mitigate and adapt to climate change. The proposals seek to retain existing trees and integrate new trees in accordance with the requirement of local and national planning policy.

Appendix 1

Introduction to key elements of tree information

Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection.

Keen Consultants break the process down to coordinate with the key elements within both the RIBA Plan of Work (2020) and 'British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations', this is set out in the table and explained below.

Figure 1 - Keen Consultants co-ordinated approach with cross references to key guidance.

Keen Consultants Tree Information	RIBA Stage	BS5837
Tree Survey 	Stage 1: Preparation and Briefing 	Feasibility 
Impact Assessment 	Stage 3: Spatial Coordination 	Proposals 
Method Statement 	Stage 4: Technical design 	Technical Design 
Site Monitoring	Stage 5: Manufacturing and Construction	Demolition and construction

This cross referenced approach ensures trees are a material consideration and those to be retained will be safeguarded.

Tree Survey and Tree Constraints Plan

To inform the design and layout of the proposed development a tree survey has been undertaken to identify the size and quality of trees both within the site and immediately offsite. We have then used this information to prepare the Tree Constraints Plan drawing that shows the location of each tree, its size and the area around each tree that needs to be considered during the design process. Once prepared this information has been provided to the design team so that they know what constraints the trees pose.

Impact Assessment and Tree Protection Plan

During the design process the design team has consulted with the arboriculturist to ascertain if constraints may be breached, consider options emerging from the design and what spaces for new trees are needed.

Once the design was finalised an impact assessment has been prepared to accompany the planning application. The impact assessment demonstrates the proposals meet national and local planning policy and guidance. It demonstrates the benefits of the retained trees and incorporates new tree planting.

Another essential element of any application is the Tree Protection Plan.

Method Statement

This statement sets out in words how each element of work is undertaken in relation to the trees. It dictates when activities occur and the method that will be used to achieve them. It will also set out a scheme of monitoring and supervision.

Site Monitoring

Following the receipt of planning consent, it is a requirement that the installation of the protective barriers and ground protection are supervised, together with operations such as excavations or surfacing close to trees.

This varies according to the intensity of development near trees, the process is set out to ensure what is planned for in the Tree Protection Plan and method statement is delivered.

Appendix 2

Tree Survey Explanatory Notes

The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of *British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations* (BS5837). The survey has been undertaken by the qualified and experienced arboriculturist detailed at Table 1 of this report and they recorded information relating to all those trees within the site and those immediately adjacent to the site which may be of influence to layout design.

The results are recorded in the Schedule of Trees at Appendix 3.

Schedule of trees

Appendix 3 presents details of the individual trees, groups and hedgerows including heights, diameters at breast height, crown spread (given as a radial measurement of cardinal points from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention, and the root protection area information.

General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

Details of the individual trees, groups and hedgerows

All trees were assessed for their quality and benefits within the context of proposed development in a transparent, understandable and systematic way.

Individuals

The default position is to record each tree as an individual for its unique contribution to the landscape

Groups and woodlands

Trees have been assessed as groups where it has been determined appropriate by the surveyor. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

Hedges and shrub masses

We consider a hedgerow to typically comprise a line of trees or shrubs that currently is subject to, or has undergone, a pruning regime to contain its dimensions.

For the tree survey hedgerows and substantial internal or boundary hedges (including evergreen screens) have either been recorded in the Tree Schedule, including lateral spread, height and stem diameter(s), or indicated on the Tree Constraints Plan.

A tree survey in accordance with BS5837 does not assess hedgerows against *The Hedgerow Regulations 1997* or specifically from an ecological perspective, as such would be outside the scope of the British Standard assessment.

Shrub masses are collectives of woody plants, rather than trees, and are recorded where they are a significant feature of the site. They have either been recorded in the Tree Schedule or indicated on the Tree Constraints Plan.

Individual trees within groups, woodlands and hedges

An assessment of individual trees within the groups has been made where there has been a clear need to differentiate between them for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categorisation

Trees have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B & C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

Please note that the estimated remaining life expectancy figures are taken for BS5837 and relate to their categorisation. The life expectancy figures are therefore arbitrary and may vary in reality.

Category (U)

Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.

Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.

Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

Category (A)

Shown green on Tree Constraints Plan: Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years and with potential to make a lasting contribution. Such trees may comprise:

Sub categories

- 1) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- 2) trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- 3) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

Category (B)

Shown blue on Tree Constraints Plan: Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years and with potential to make a significant contribution. Such trees may comprise:

Sub categories

- 1) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- 2) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
- 3) trees with material conservation or other cultural value.

Category (C)

Shown grey on Tree Constraints Plan: Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

Sub categories

- 1) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- 2) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary/transient screening benefits.
- 3) trees with no material conservation or other cultural value.

Devising BS5837 root protection areas

Default situation

The root protection area is a function of the stem diameter, it is multiplied by 12 to give a radius. For multi-stemmed trees the stems are combined to provide an effective diameter figure which is then multiplied.

Initially the root protection area should be plotted as a circle, and in many situation it remains a circle.

Influenced situation

Adjustments to the root protection area are made where pre-existing site conditions that would influence root distribution are present. Typically this will be buildings and retaining walls, lighter structures such as hard surfacing, sheds and garages generally do not have the same influence.

Ponds, rivers and watercourses will also influence root distribution as waterlogged soils are not conducive to root growth. Rainwater attenuation and ditches are likely to have a lesser impact if they are dry for significant periods.

Veteran trees

Natural England have introduced Standing Guidance that requires the allocation of buffer zones to veteran (including ancient) trees. They have prescribed that a buffer zone of 15 times the stem diameter of the tree is allocated. This will result in a buffer zone of larger size (Natural England do not specify what shape it shall be) than the root protection area. Where veteran trees are identified during the tree survey they are allocated a Natural England buffer zone on the Tree Constraints Plan.

The Guidance says no development can take place within the buffer zone. It is silent on what can and cannot be done when the land within the buffer zone is previously developed. The spirit of the guidance is to avoid harm to or improve the growing conditions of veteran trees.

With this added layer of protection it is important to establish if a tree is veteran or not. The Guidance was not intended to be applied to all mature trees but to the sub-set of trees that are of great age. This is analogous with the NPPF requirement to safeguard trees that have attained an age where they are worthy of veteran or ancient status.

It is therefore important to establish a basis for defining trees as veteran as opposed to those trees that may have veteran characteristics or those trees that are mature.

Stem size is a useful guide and, in combination with size, so are characteristics of the tree. If we consider the guidance on stem size being a suitable guide to classifying trees as veteran we see:

- a) The most up to date (2013) guidance is that in ¹*Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum. Lonsdale considers that many trees may have veteran characteristics at any age however proposes, at a species level, size thresholds when a tree may be considered a veteran. A chart (see Figure 1 below) lists, species by species, the size criteria for trees reaching veteran status and then moving on to the later, ancient stage of life. Of those species listed in the chart we only need consider oak. We see that until trees attain a stem girth of around 3.6m (equivalent stem diameter of 1.15m) then an oak is only considered to be 'Locally notable'
- b) A somewhat older (1999) publication, ²*Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al, is very similar in its definition by setting out three distinct bands for oak trees:
 - i) those with a diameter of more than 1.0m are potentially interesting
 - ii) those with a diameter of more than 1.5m are valuable in terms of conservation
 - iii) those over 2.0m in diameter are truly ancient
- c) English Nature's own ³*Development of a veteran tree site assessment protocol (Report Number 628)* of 2005 sought to give more structure to grading sites where veteran trees were present. It considered that trees over 1.0m diameter could be classed as veteran.

¹ *Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum

² *Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al

³ *Development of a veteran tree site assessment protocol (Report Number 628)* of 2005

In summary, a tree may enter its veteran stage at 1.0m diameter but a more reliable size threshold, as held out by the latest guidance on the matter, is 1.5m diameter.

The other factor, tree characteristics, is also worth considering as veteran tree characteristics can be found on even young trees. Of course, if we count every tree with veteran tree characteristics as veteran we do a disservice to those truly veteran trees that warrant protection.

Read (1999), as set out above, considers veteran tree characteristics as:

- large girth for species
- major trunk cavities or progressive hollowing
- naturally forming water pools
- decay hollows
- physical damage to trunk
- bark loss
- large quantities of deadwood within the crown
- sap runs
- crevices in the bark, under branches or on the root plate sheltered from direct rainfall
- fungal fruiting bodies
- high number of interdependent wildlife species
- epiphytic plants
- an 'old' look
- high aesthetic interest

Lonsdale (2013) adds to this list:

- progressive narrowing of successive annual increments in the stem
- changes in crown architecture
- progressive or episodic reduction in post-mature crown size, often known as retrenchment

Lonsdale also states that "In order to qualify as a veteran, the tree should show signs of crown retrenchment and signs of decay in the trunk, branches or roots, such as exposed deadwood or fungal fruit bodies".

The English Nature Report Number 628 refers to Read (1999) for a list of veteran features but does add that in addition a tree may also:

- have a pollard form or show indications of past management
- have a cultural/historic value
- be in a prominent position in the landscape

These three criteria, when examined, are not truly indicative of a veteran tree on their own as these criteria could be applied to street trees in peri-urban locations that date from the mid-20th century - many of those are of pollard form, have cultural and historic value and a prominent position in the landscape.

In summary, it is important to consider the size of the tree and its characteristics. Just because a tree is mature does not mean it is veteran neither does the presence of veteran characteristics alone.

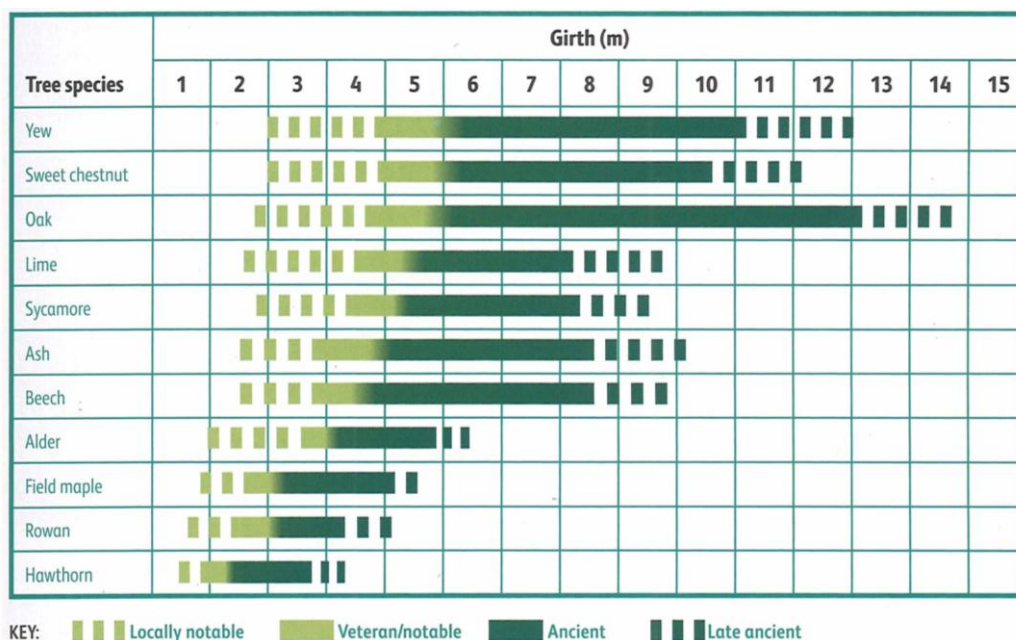


Figure 1- Chart of girth in relation to age and developmental classification of trees

Appendix 3

Schedule of Trees

*for land at
Bamford Mews,
Bamford
OL11 5NX*

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

Schedule of trees at Bamford Mews, Bamford

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)						Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m		
							Single Stem	2-5 stems														More than 5 stems	
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5										Mean dia	No. stems
1	Mixed broadleaf tree belt	11av	5av				30av								0	-	S	B2	>20	Established belt of trees along eastern boundary of site. Predominantly field maple with occasional hawthorn.	Remove section as shown.	3.60	41
2	Group of crack willow	16av	5av				45av								3	3N	S	B2	>20	Taller components of tree belt.		5.40	92
3	Silver birch	12	7	7	7	6	45							0	2S	E	B2	>20	One of a line of trees along northern boundary of site.	Crown lift to 5m above proposed parking bays.	5.40	92	
4	Rowan	9	2	2	2	1	16							2	2S	S	C2	>10	Contributes to row of trees but lacking vitality.	Crown lift to 5m above proposed garden.	1.92	12	
5	Horse chestnut	10	6	5	2	3	20e							2	2N	Y	C2	>10	Contributes to tree belt but growing beyond site boundary. Development compromised by adjoining lime.		2.40	18	
6	Hawthorn hedge	2av	1av				10av							0	-	Y	B2	>20	Established but sparse hedge along boundary of site.		1.20	5	
7	Lime	15	6	7	7	5	59							0	2SE	E	B2	>20	Lager tree growing along northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	7.08	157	
8	Silver birch	14	6	2	5	4	31							3	3SW	S	C2	>10	Contributes to tree line but development compromised by adjoining lime.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	3.72	43	
9	Silver birch	15	7	8	9	5	57							2	2W	S	B2	>20	Larger tree along northern boundary of site	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	6.84	147	
10	Silver birch	15	5	2	6	7	46							1	2S	S	C2	>10	Contributes to row of trees along northern boundary. Black exudation at base indicative of honey fungus infection. Unsui ted to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	5.52	96	

Schedule of trees at Bamford Mews, Bamford

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
11	Silver birch	14	6	7	7	6	43								2	2S	S	B2	>20	Large tree growing along northern boundary of site.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	5.16	84
12	Hawthorn	7	1	2	3	2	19								2	2E	S	U	<10	Virtually dead. Unsited to long term retention,	Crown lift to 5m above proposed garden.	2.28	16
13	Silver birch	14	8	7	7	2	35								1	2S	S	B2	>20	One of a group of 3 similar size trees along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.20	55
14	Silver birch	15	7	5	7	4	36								2	3SW	S	B2	>20	One of a group of 3 similar size trees along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.32	59
15	Silver birch	14	7	5	8	7	43								1	2S	S	B2	>20	One of a group of 3 similar size trees along the northern boundary.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	5.16	84
16	Silver birch	14	5	3	4	2	21								2	2SE	S	C2	>10	One of a group of 3 trees growing along the northern boundary.	Crown lift to 5m above proposed garden.	2.52	20
17	Silver birch	14	7	5	7	3	31								1	2S	S	B2	>20	One of a group of 3 trees growing along the northern boundary.	Crown lift to 5m above proposed garden.	3.72	43
18	Silver birch	15	9	7	8	7	40								1	2S	S	U	<10	Lacking vitality. Black exudation on lower stem indicates infection with honey fungus. Unsited to long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.80	72
19	Pair of hawthorn	7av	3av				20av								0	-	S	U	<10	Pair of virtually dead trees growing along northern boundary.	Crown lift to 5m above proposed garden.	2.40	18

Schedule of trees at Bamford Mews, Bamford

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
20	Silver birch	13	7	5	6	4	35								2	3N	S	B2	>20	Contributes to row of trees along northern boundary.	Crown lift to 5m above proposed garden.	4.20	55
21	Silver birch	13	4	2	4	2	20e								2	2S	S	C2	>10	Slender form growing between 2 larger trees.	Crown lift to 5m above proposed garden.	2.40	18
22	Silver birch	14	7	6	7	7	40e								2	2S	S	B2	>20	Larger example on the northern boundary. Growing amidst hawthorn.	Crown lift to 5m above proposed garden.	4.80	72
23	Silver birch	14	8	6	5	6	47								0	2S	S	B2	>20	Established tree growing in corner of site. One of a group of 4 trees.	Crown lift to 5m above proposed garden.	5.64	100
24	Silver birch	13	3	4	2	5	22								3	3E	S	B2	>20	One of a group of 4 trees in corner of site.	Crown lift to 5m above proposed garden.	2.64	22
25	Silver birch	14	4	6	3	3	22								2	2N	S	B2	>20	One of a group of 4 trees in corner of site.	Crown lift to 5m above proposed garden.	2.64	22
26	Silver birch	15	6	7	6	7	44								1	3S	S	B2	>20	One of a group of 4 trees in corner of site.	Crown lift to 5m above proposed garden.	5.28	88
27	Silver birch	14	5	5	4	6	40								0	2E	S	B2	>20	One of a line of trees along the western boundary of the site.	Crown lift to 5m above proposed garden.	4.80	72
28	Silver birch	12	2	4	3	3	22								3	3W	S	C2	>10	Contributes to row of trees but seems to be lacking vitality.	Crown lift to 5m above proposed garden.	2.64	22
29	Lime	12	4	4	3	5	45								0	2SE	S	B2	>20	Stands along western boundary. Becoming suppressed by adjoining trees.	Crown lift to 5m above proposed garden.	5.40	92
30	Norway maple	16	8	8	6	7	58								1	2E	S	B2	>20	Forming part of a row of trees along western boundary. Development compromised by adjoining willow.	Crown lift to 5m above proposed garden.	6.96	152
31	Crack willow	19	6	7	11	10	113								2	2E	E	U	<10	Large example growing on western boundary. Primary failure of main union at circa 3-4m above ground level rendering subsidiary stem highly susceptible to collapse. Unsuitable to long term retention in its current form. Pollarding would enable retention and regrowth whilst overcoming propensity to failure.	Pollard to circa 6m above ground level.	13.56	578

Schedule of trees at Bamford Mews, Bamford

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							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
32	Group of crack willow	17av	7av				35av								0	-	S	B2	>20	Cluster of stems growing along western boundary. All attaining at size where stem failure is likely. Pollarding would enable their long term retention.	Crown lift to 5m above proposed garden. Cut back to provide 3m clearance from proposed building.	4.20	55
33	Norway maple	16	6	7	7	7	53								2	2S	S	C2	>10	Contributes to trees group but consists of multiple stems with narrow unions between them. These unions, on these species, are liable to failure as the tree matures.	Remove.	6.36	127
34	Weeping willow	10	6	7	7	6	37								0	2E	S	C2	>10	Contributes to tree line but lacking vitality.	Crown lift to 5m above proposed pathway. Cut back to provide 3m clearance from proposed building.	4.44	62
35	Group of goat willow	14av	8av				50av								0	-	E	C2	>10	Group of multi stem trees growing close to western boundary. Interspersed with occasional hawthorn sapling. All attaining a size where stem failure is beginning to occur. Coppicing enable regeneration.	Crown lift to 5m above proposed pathway.	6.00	113
36	Norway maple	16	8	7	6	7	48								2	2S	E	B2	>20	Contributes to group of trees in corner of site.		5.76	104
37	Goat willow	16	10	9	2	6		15	41	36	47	32			0	-	E	U	<10	Stem failure has occurred and decay now present in lower stem. Coppicing would promote regeneration.		9.63	291
38	Norway maple	15	2	5	9	6	43								2	2E	E	B2	>20	Forms part of a group of trees in corner of site. Lacking vitality.		5.16	84
39	Row of lime	16av	7av				40av								0	-	S	B2	>20	Contributes towards group of trees in corner of site. Closely spaced.		4.80	72
40	Weeping willow	10	4	2	3	5	36								3	3W	S	C2	>10	Contributes to group of trees but suppressed by the more dominant examples.		4.32	59
41	Hawthorn hedge	1.8av	1av				10av								0	-	S	B2	>20	Established hedgerow along southern boundary of site.	Remove section as shown.	1.20	5

Schedule of trees at Bamford Mews, Bamford

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m	
							Single Stem	2-5 stems					More than 5 stems											
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems										
42	Silver birch	13	6	6	6	6		42	35							1.8	1.8W	S	B2	>20	Established tree growing on southern boundary of site.	Crown lift to 5m above proposed pathway. Cut back to provide 3m clearance from proposed building.	6.56	135
43	Norway maple	16	8	7	6	6	44									1	2S	S	B2	>20	Established tree growing towards southern boundary of site.	Crown lift to 5m above proposed pathway.	5.28	88
44	Group of ash	15av	6av				45av									3	3N	S	U	<10	Group of ash trees on southern boundary. All showing signs of ash die back. Group includes occasional sycamore.		5.40	92
45	Norway spruce	14	3	3	3	2	25e									3	3N	S	C1	>10	Established tree growing within hedgerow. Lower stem smothered in ivy.		3.00	28
46	Group of mixed broadleaves	15av	7av				45av									3	3N	S	B2	>20	Collection of trees growing at corner of site. Mixed species including field maple, beech and sycamore.		5.40	92
47	Mixed tree group	11av	4av				20av									0	-	S	B2	>20	Collection of small trees growing within adjoining gardens. Species incudes silver birch, leyland cypress and goat willow.		2.40	18
48	Silver birch	13	6	6	8	8		27	37	43						0	-	S	B2	>20	Established broad spreading tree growing amidst dense vegetation.	Remove.	7.54	179
49	Alder	12	2	5	5	3	24									1	1S	S	C2	>10	One of a pair of trees growing amidst rough vegetation.	Remove.	2.88	26
50	Alder	16	6	7	5	7		27	47							0	-	S	C2	>10	Established tree growing amidst dense vegetation. Some crown dieback.	Remove.	6.50	133
51	Group of sycamore	10av	4av				12av									0	-	Y	C2	>10	Group of self-set stems growing amidst alders.	Remove.	1.44	7
52	Alder	7	3	3	0	1	29									1	1E	S	U	<10	Extensive death of bark on what is left of the main stem.	Remove.	3.48	38
53	Norway maple	7	2	2	3	2	21									1.5	1.5N	Y	C1	>10	Small tree adjoining car park.		2.52	20
54	Cherry	5	3	2	2	2	20									1.5	1.5E	Y	C1	>10	Lacking vitality. Black exudation on stem indicative of bacterial canker.		2.40	18
55	Cherry	6	3	3	3	3	28									1.5	1.5S	Y	C1	>10	Lacking vitality.		3.36	35
56	Rowan	3	2	1	2	2	11									1.8	1.8N	Y	C1	>10	Small tree lacking vitality.		1.32	5

Schedule of trees at Bamford Mews, Bamford

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m	
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dla										No. stems
57	Silver birch	14	5	4	4	4	27								2	2N	S	B1	>20	Reasonably well formed tree adjoining car park.		3.24	33

Appendix 4

Tree Preservation Order Information

RE: Bamford Mews, OL11 5NX



Sharon Hill L <Sharon.Hill@Rochdale>

To Admin - Keen Consultants

Cc Jago - Keen Consultants



Reply

Reply All

Forward



Wed 11/09/2024 13:47

Hello

Please see the map extract below, the green hatched area represents protected trees (TPO No. 014 Norden Road):-



Kind regards

Sharon Hill L

Team Leader (Planning Support, Data & Innovation)

Economy



ROCHDALE
BOROUGH COUNCIL

01703 214000

All folders are up to date Connected to: Microsoft Exchange

7