

Site Tree Appraisal
4 Gipsy Lane, Rochdale OL11 3HA

“BS 5837 2012: Trees in Relation to Design, Demolition and Construction – Recommendations”



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4 Gipsy Lane, Rochdale OL11 3HA:

The following is a pre-development survey and appraisal of trees on and adjacent to the above site.

Its primary purpose being to categorize the trees according to BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, so that the Local Planning Authority may review the existing trees in association with the proposed development.

The report and associated plans have been produced for the sole purpose: - to accompany the above planning submission.

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1. Introduction:

1.1 This tree survey has been commissioned by Abigail Jackson.

1.2 I have undertaken this tree survey following the guidance and recommendations of; 'BS 5837: 2012 Trees in Relation to Design, Demolition and Construction-Recommendations'.

1.3 **Instruction:** I am instructed by Lind Studio to inspect the significant trees on and adjacent to the site that may be affected by the proposed extension works to the property and to provide an arboricultural report to accompany a planning application. The relevant tree information that has been noted and prepared to accompany the planning application is;

- A schedule of the significant trees on and adjacent to the site, to include basic data and an assessment of their condition, (see appendix 3).
- An appraisal of the impact that the proposed property extension may have on the trees and as a result, the visual amenity of the locale.
- An initial arboricultural method statement (AMS) setting out basic protective requirements and management needs of the trees to be retained and tree works required to facilitate the proposed development.

1.4 **Documents and information provided:** Lind Studio provided me with the following documents:

- *Proposed site plan; 135-PP-Site for tree survey*

1.5 **Qualification and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in light of my experience. I have experience and qualifications in arboriculture and list the details in appendix 1.

1.6 **Report scope and limitations:** Construction work often exerts undesirable pressures on existing trees, as do changes in their environment following construction (see appendix 2). This report has been prepared to analyse the impact that the proposed property extension may have to the existing site trees. It further advises on protective requirements and appropriate management needs of the trees, should they be retained on the site. The primary purpose of the report is to provide sufficient tree information to allow the Local Planning Authority to review any tree issues associated with the development proposal.

1.6.1 It should be noted that this report takes no account of indirect structural damage that may arise to buildings as a result of tree induced soil volume changes. Such damage can occur to buildings built on shrinkable clay sub-soils and will be more prevalent during prolonged drought conditions. Also buildings built on shrinkable soils following tree removal can suffer heave affects as the soil rehydrates. These issues should be addressed during the design of the proposed property extension (*National House Building Council-NHBC 2011-part 4.2 building near trees*). Also, this report does not take into account damage to drains and underground services that may be due to tree root activity. If damaged, drains can allow roots to penetrate them. If, however, they are in good repair tree roots have little capacity to access them. A drainage expert could give more advice.

2. Site visit and observations:

2.1 Site visit: I carried out an initial site visit on 27th December 2020. Following a change of land ownership and revised design, I carried out a second site visit on 17th October 2022 to note if there had been any change in tree numbers or condition. It was noted that there had been no change in tree numbers and no significant change of tree conditions. All my observations during both site visits were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. The weather at the time of both inspections, although dry and overcast with average visibility, was acceptable to proceed with the tree survey.

2.2 Brief site description: 4 Gipsy Lane is a detached two storey property set within a large garden area of approximately 0.2 hectares. The site is bound by mature trees which are predominately located along the east, south and west boundaries.

2.2.1 Site Aspect and Topography:

- The existing house and front boundary to the grounds are north east facing.
- The ground rises up from the Gipsy Lane highway by approximately 1.8 metres to the garden level, which from there on is relatively flat with no significantly raised features.

2.2.2 Preliminary Geological Information:

Soil Texture:	Sandy
Soil pH:	Slightly Acid
Drainage:	Freely Draining
Fertility:	Low
Carbon:	Low
Drains to:	Groundwater

(Land Information Systems, 2020)

2.2.3: Tree Protection Status: According to Rochdale Council several trees on the site are protected by a Tree Preservation order (TPO 094).

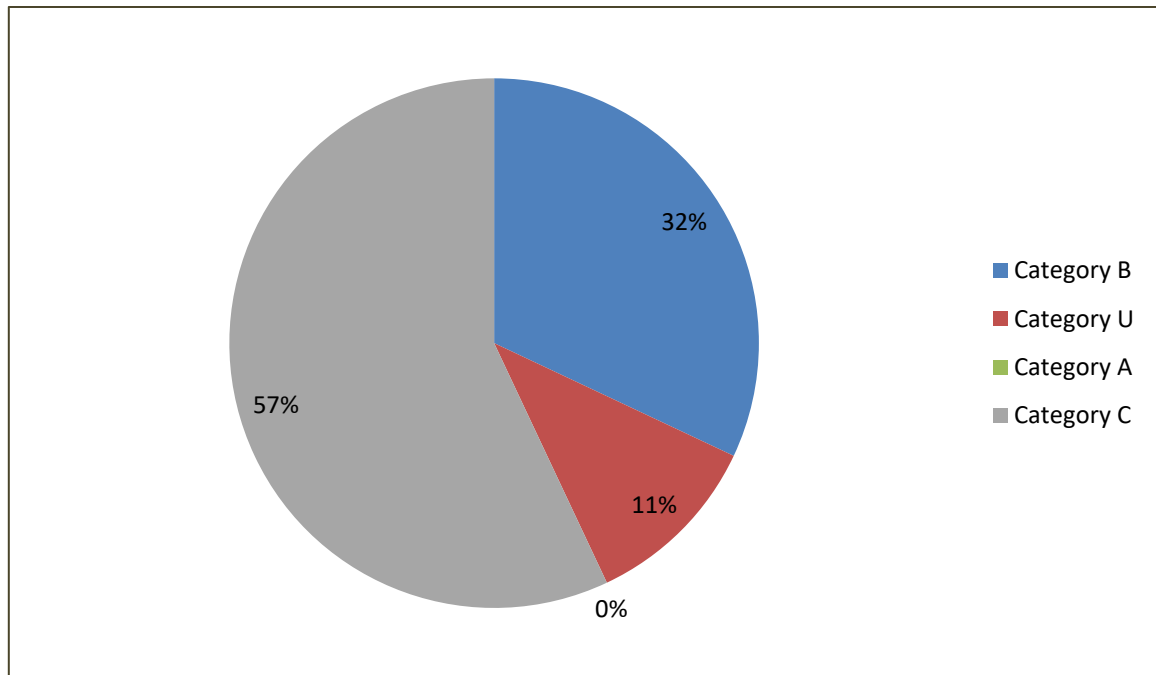
2.3 Identification and location of the trees: The locations of the significant trees are illustrated on the RTS / 17102022 Tree Constraints Plan 003 included with this report. All the relevant information on the trees is contained within this report and the provided documents listed in 1.4 above.

2.4 Tree observations: The trees were not climbed; I visually inspected the significant trees from ground level in accordance with visual tree assessment (VTA) techniques and recorded the information on the schedule included at appendix 6. The assessments were to a level one of the TRAQ assessment criteria.

2.5 Overview of the trees and other vegetation:

The existing significant trees are predominantly located along the east, south and west boundaries of the site. Besides the significant individual trees, within the grounds there are other insignificant shrub masses about the central portions of what is at the moment garden area. Due to their close proximity to the site boundaries, 7 trees on neighbouring land have also been included in the arboricultural survey (T11, T13, T26, T27, T41, G42 and T44). Other trees within the neighbouring land are beyond 6 metres of the boundary fence and are considered, therefore, to be beyond influence of any proposed development.

Existing significant trees, percentage per Category



3 APPRAISAL:

- 3.1 Relevant references:** ‘BS 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations’.
- 3.2 Arboricultural Impact Assessment (AIA):** The proposal is to construct a two-storey extension to the rear (South West elevation) of the existing building. The existing detached garage is to be retained. At this stage I have not been made aware of the need to alter or install new underground drains or other utility services.
- 3.3** None of the significant trees on the site will require removal to facilitate the proposed property extension. However, one poor quality Cotoneaster shrub (SH18) and other insignificant garden shrubs (photo 01) will need to be removed in order to allow sufficient work space to construct the property extension. All small shrub masses that are located within the area enclosed by the recommended tree protection fencing (RTS/17102022/TPP 003), are to be removed in order to provide adequate work space for the construction contractors.
- 3.4** There will be no requirement to excavate within the calculated root protection area (RPA) of any of the significant trees on the site for the placement of building foundations. Some work space overlap of a small segment of the RPA of T5 will be required. However, there will be little activity and no construction work at this RPA overlap. Therefore, due to the very minimal overlap together with the fact that all the remaining sections of the RPA and contiguous areas will remain undisturbed, the potential loss or damage to roots is considered insignificant and would not be expected to cause any significant harm to the long-term health and viability of the tree.
- 3.5** Minor crown lift pruning of T1 and T2, above the existing driveway, is recommended to facilitate material deliveries to the site. The tree pruning specifications are noted in table 1, Recommendations section 5 of the report. Contractor access to the build area, at the rear of the property, is to be via the existing hard standing pathways.

Proposed Tree Removal

Category	Total	Tree Tag / Number
Cat A		
Cat B		
Cat C	Numerous	Small shrub masses within the area encircled by the recommended tree protective fencing; (RTS17102022/TPP 003)
Cat U	1	SH18

4 CONCLUSIONS:

- 4.1** The tree works required to facilitate the proposed property extension (crown lift of T1 and T2) is not expected to negatively impact the general treescape of Gipsy Lane. Other proposed shrub removals, to allow contractor access to the build area, are considered to be good general garden maintenance practice and could be expected to be undertaken irrespective of the property extension proposal. Therefore, given the limited arboricultural requirements to facilitate the extension works, the proposed property extension not anticipated to negatively impact the visual amenity of the locale that is provided by the existing trees.
- 4.2 Other Considerations:** Trees by their very nature have structures that allow bats to shelter or roost in them, more so with moribund and decayed trees. All species of bats are protected by the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats) regulations 1994 and the Countryside Act and Rights of Way Act 2000. Also it is an offence to disturb or destroy nesting birds. Appropriate ecological assessments should be undertaken to avoid contravention of the above.

5 RECOMMENDATIONS:
Arboricultural Method Statement (AMS);

- 5.1** Prior to any other activity on the site the following arboricultural works should be undertaken.

Table 1 Tree works:

Tree	Tree Work	Priority
SH18 and other general shrub masses within the area enclosed by the recommended tree protective fencing (RTS/17102022/TPP 003)	Fell to ground level and grind out the remaining stumps.	Prior to any other site works
T1 and T2	Crown lift over the existing driveway to obtain a branch height clearance above ground level of 5 metres	Prior to any other site works

- 5.1.1** All the recommended tree works should be of a standard that is in accordance with BS 3998:2010 Tree Work-Recommendations. All the arboricultural work on this site should be undertaken by an arboricultural contractor who is able to comply with the above BS standard. The arboricultural contractor should hold public liability insurance to a minimum of £5 million and employer's liability insurance as required by law. The arboricultural contractor should be able to show competency by means of relevant certification and health and safety policy. Suitable arboricultural contractors can be sourced from the Arboricultural Association approved contractor list or the Local Planning Authority occasionally has lists of competent contractors. Rowbottom's Tree Services Ltd (arboricultural consultancy) cannot accept any liability where the prescribed work is not carried out in a correct and professional manner in accordance with current good practice.
- 5.1.2** The advised tree works within this report are recommended in order to facilitate the proposed extension works to the property. None of these tree works should be undertaken until there has been full approval from the Local Planning Authority.
- 5.2** After the above tree works have been completed, protective fencing should be erected at the locations indicated on the Tree Protection RTS/17102022/TPP 003; the protective fencing should be: - 2 metre tall herras fencing on rubber or concrete feet. The fence panels should be joined together using a minimum of two anti-tamper couplers. The vertical distance between the couplers should be at least 1 metre and uniform throughout the fence. The herras fence should be supported on the tree side by stabiliser struts attached to rubber base feet and secured to the ground, as illustrated at appendix 5 (B). Signs should be attached to the fencing advising the contractors that this is a construction exclusion zone (CEZ); keep out.
- 5.3** Upon completion of the above arboricultural works and erection of the protective fencing site construction may proceed following the guidance of this AMS. Only on completion of all building activity should the tree protective fencing be removed.

- 5.4 Fires on the site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect tree foliage or branches. The potential size of a fire and wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave.
- 5.5 Any materials whose accidental spillage would cause damage to a tree (e.g., oil, cement washing and vehicle washings etc.) should be stored and handled well away from the outer edge of its RPA.
- 5.6 All operatives of machinery and heavy plant should be made aware of the construction exclusion zones (CEZ). The operatives are to respect these zones and ensure that no damage occurs to trees due to careless use of machinery.
- 5.7 Siting of cabins and storage of building materials should be outside of the CEZ. Any proposal to install cabins or store materials within a CEZ should be agreed with the appointed arboriculturist and the Local Planning Authority prior to such installation.
- 5.8 A project arboriculturist should be appointed to ensure that compliance with tree protection requirements is upheld. The appointed arboriculturist should be an individual acceptable to the local authority. They must have a good understanding of the project requirements and be suitably qualified to understand the hazards associated with development near trees. They should work closely with the site manager, and have the authority to stop works until any major issues which could affect the retained trees have been resolved. They should keep the local authority updated at each stage of the project, including reporting of any unexpected issues which could affect the trees that are being retained. I can offer this service, or advice on the selection of a suitably qualified and experience individual.

6 BIBLIOGRAPHY

6.1 BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations



Mr W. J. Rowbottom. HN Dip ARB

M.Arbor.A

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Appendix 1

Brief qualifications and experience of Mr W. J. Rowbottom.

1. Qualifications:

- Tree surgery craft certificate 1992
- BTEC Higher National Diploma in Arboriculture 2000 (HN Dip Arb).

2. International Society of Arboriculture (ISA):

- Tree Risk Assessment Qualification (TRAQ).
This is a systematic qualification of risks that may be posed by trees within their existing site setting over a given time frame.

3. Continuing professional development: Professional member of the Arboricultural Association.
M Arbor A. Professional member of the Consulting Arborist Society (CAS).

4. Experience: Managed an arboricultural contracting company for 20 years. Practiced arboricultural consultancy since 2010.

Appendix 2

Trees and Construction Sites – General Issues

Trees that have good health and stability are well adapted to their surroundings. Any demolition or construction activity which affects the adaptation of trees to the site could be detrimental to their health, future growth and safety. Trees tend to become less tolerant of change after they have reached maturity or have suffered previous damage or physiological stress. Site design and subsequent management, therefore, should aim to minimize the effect of change.

The part of a tree most susceptible to damage on a construction site is the root system, which, because it is not immediately visible, is frequently ignored. Within a short distance of the trunk, the roots become highly branched, so as to form a network of small diameter woody roots, which can extend radially for a distance much greater than the canopy spread of the tree, except where impeded by unfavourable soil conditions. The growth and development of all roots is influenced by the availability of water, nutrients, oxygen and the penetrability of the soil. Given favourable conditions, the tree's root system tends to develop sufficient volume to provide physical stability for the tree. Typically, however, around 80% of a tree root system is concentrated in the upper 600mm of the soil profile. Due to this relatively shallow depth, the threat to a tree root system on a development site can arise from:

- Root severance or fracture during excavation works
- Compaction of the soil structure, which restricts moisture percolation through the soil profile and gaseous exchange between the surface air and soil atmosphere. Soil compaction can occur as a result of driving heavy plant machinery over the soil surface, repetitive pedestrian footfall and storage of building materials.
- Water logging due to land grade changes
- Toxic contamination due to chemical runoff from construction activities.

Damage to the tree trunk and branches can also occur on development sites if appropriate distances between tree and construction work is not maintained. Such damage, however, is not usually sufficient to kill a tree directly, but can make it unsafe by affecting the dynamics and growth of the tree, or by initiating long term decay. Such damage can also be disfiguring. The attachment of notice boards and cables etc. can all damage trees, as can the use of tree trunks as a winch anchor.

Damage to a tree on a construction site may not at first be noticeably obvious, the full effect of such damage usually taking 3 or 4 years to become evident, at which time the tree may die and/or become unsafe. A tree that has taken decades to reach maturity can be damaged irreparably in a few minutes by actions that might be unwitting, negligent or wilful. The early provision of physical protection of the tree from damage is therefore critical.

Appendix 3

Tree Data (Explanations of):

The data collected and recorded on each tree reflects the recommendations provided in section 4.4.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction-recommendations.

Tree number: T (individual tree), G (group of stems or several trees planted together or self-seeded), S (stump of a tree that has been cut at or close to ground level), SH (shrub masses).

Species: Common tree name; *specific name recorded in italics*.

Height: Approximate height of the tree to the nearest metre.

DBH: Stem diameter (recorded in millimetres) measured in accordance with Annex C of the BS 5837:2012.

Crown Spread: A record (to the nearest half metre) of the radial distances between the tree trunk and the end of the further most branches, in the direction of the four cardinal compass points.

Height to Lowest Branch: This parameter estimates the lowest point of the crown above the ground. Minor and dead branches are ignored.

Age: Estimated maturity of the tree; Moribund (at the point of death), Mature (last one third of life expectancy), Early mature (one third to two thirds life expectancy), Young (at less than one third of life expectancy).

Condition: An assessment of tree physiological condition. Good (high vigour and strong growth), fair (average vigour and growth), Poor (low vigour and declining growth).

Category Rating: An assessment to identify the quality and value (in non-fiscal terms) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of a development occurring, (for categorisation criterion see appendix 6).

Observations and Comments: A preliminary observation of the tree's physiological condition, structural form and its suitability to the existing site setting. Basic tree management advice may be recommended.

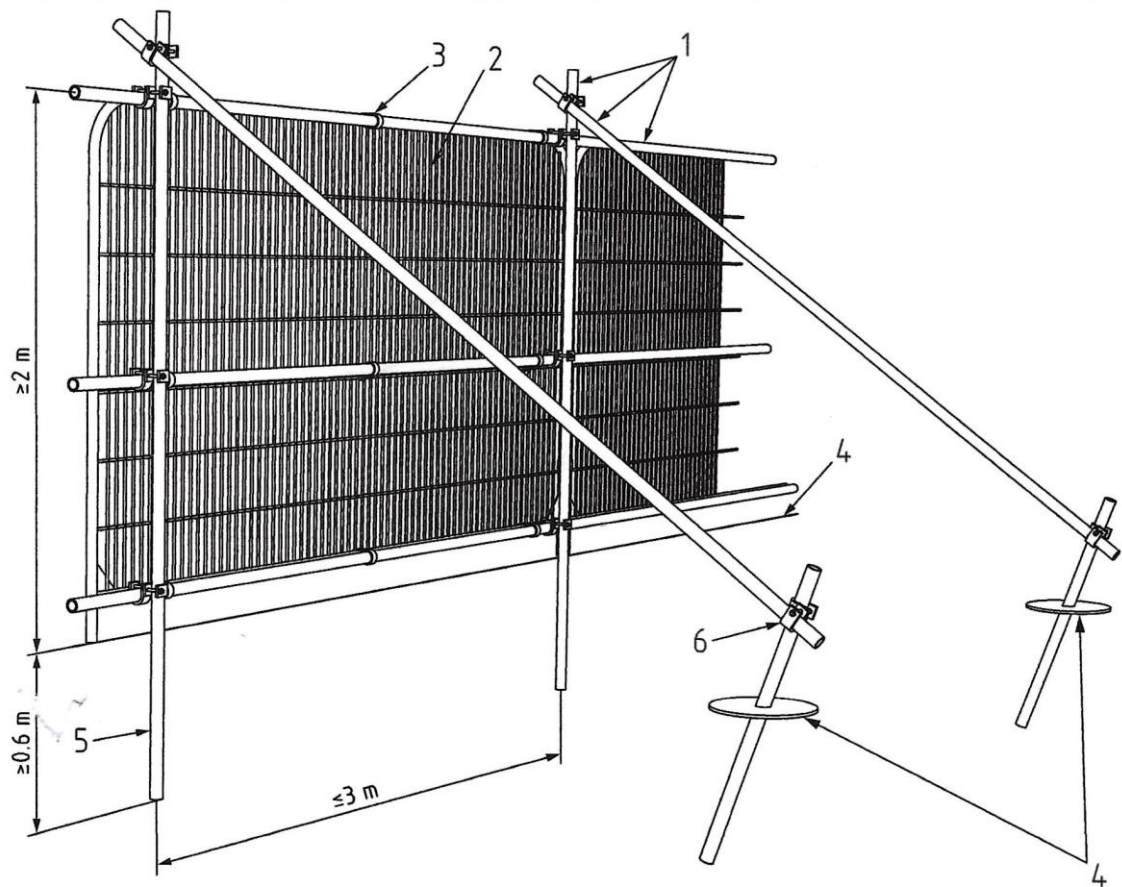
Appendix 4

Explanatory notes

AIA:	Arboricultural Impact Assessment; an assessment that evaluates the effects that the proposed design may have on the existing site trees and any constraints that the trees pose to the design, and where necessary recommend mitigation measures.
AMS:	Arboricultural Method Statement.
CEZ:	Construction Exclusion Zone; a fenced off area around a tree or group of trees that should remain undisturbed and free from demolition and construction activity.
Crown:	The structural part of the tree above ground level that consists of branches, twigs and foliage.
Included Bark:	Bark that remains (trapped) between branch and trunk or co-dominant stems. Has potential to be a structurally weak union.
Measurements:	All dimensions are estimated unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a *. Less reliable estimated dimensions are indicated with a ‘?’.
RPA:	Root Protection Area; The minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree’s viability, and where the protection of roots and soil structure is treated as a priority. The RPA increases with tree size and is calculated from a measurement of the trunk diameter.
Species:	The tree species identification is based on visual identification. The common English name of what the tree appeared to be is listed first followed by the botanical name in <i>italics</i> . In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigation. Where there is some doubt as to the precise species of the tree, the genus is followed by the abbreviation spp; in order to avoid delay in the production of the report. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
TRAQ:	Tree Risk Assessment Qualification. A tree risk qualification methodology; Level one; is a basic visual assessment of an individual tree or a population of trees near to targets of concern, conducted from a specified perspective, to identify obvious defects or specified conditions. Only defects visible from the perspective from which the assessment is made are expected to be identified.
VTA:	Visual Tree Assessment; a non-invasive method of examining the health and structural condition of individual trees, as advised by Mattheck (1993) and Hazard Evaluation by Matheny and Clark (1993). Guidance is also taken from Lonsdale (1999) Principles of Tree Hazard Assessment and Management.

Appendix 5 (A)

Protective Fencing Specification

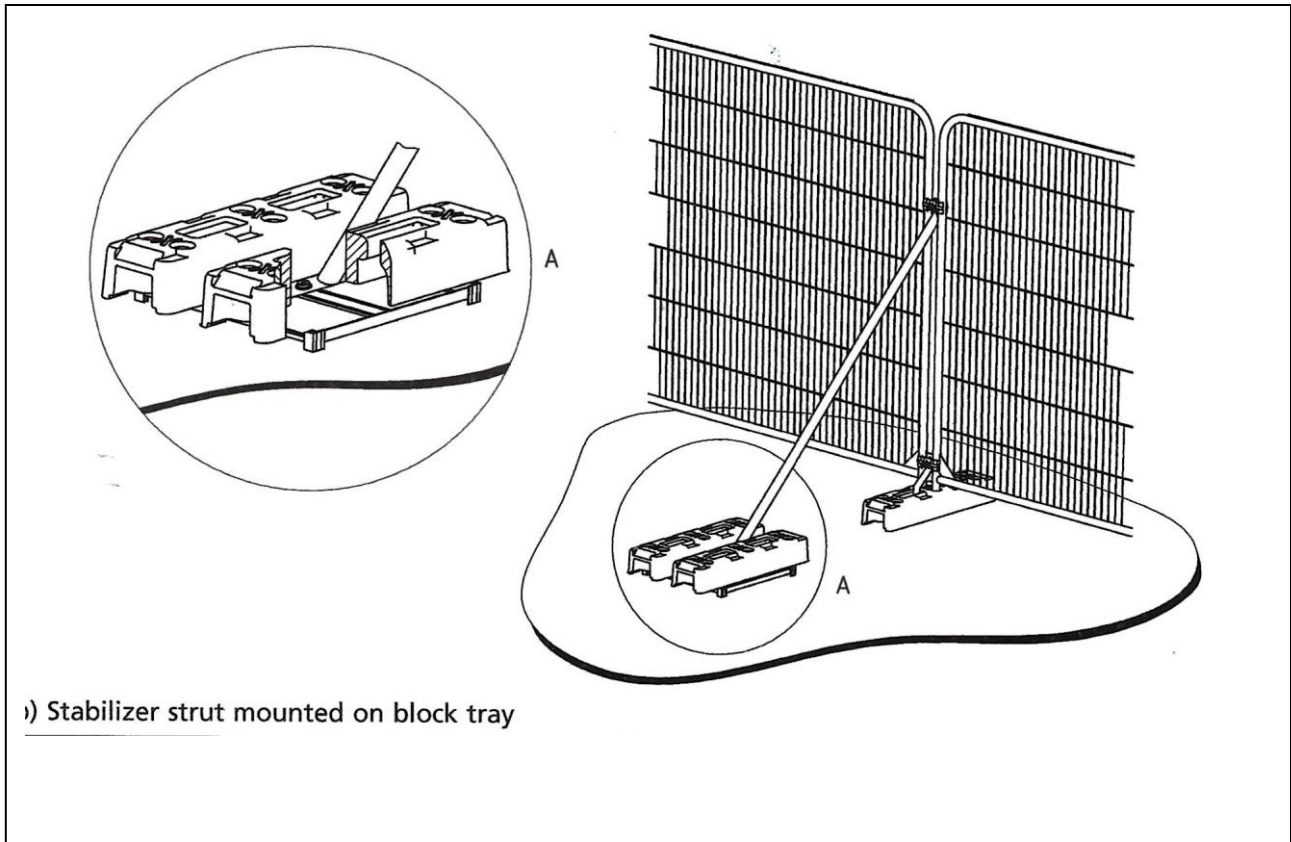


Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Appendix 5 (B)

Protective Fencing Specification



Appendix 6
Tree Schedule

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T1	Lime <i>Tilia x europaea</i>	<u>19.0</u> 4.0	600	N – 5.0 S – 4.0 E – 5.5 W – 6.0	3.0	Mature	Good	7.2	162	B1	Minor dead branches in the crown
T2	Sycamore <i>Acer pseudoplatanus</i>	<u>15.0</u> 3.0	370	N – 3.0 S – 2.5 E – 4.0 W – 6.5	2.5	Early Mature	Good	4.4	60	B1	Crown asymmetry; minor dead branches in the crown
T3	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 2.0	470	N – 2.0 S – 2.0 E – 8.5 W – 9.0	2.5	Mature	Good	5.6	98	B1	Crown asymmetry; minor dead branches in the crown
T4	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 4.0	400	N – 2.0 S – 2.0 E – 4.0 W – 8.0	3.0	Early Mature	Fair	4.8	72	C1	Suppressed crown asymmetry; minor dead branches in the crown
T5	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>17.0</u> 2.0	600	N – 3.0 S – 5.5 E – 8.0 W – 7.0	4.0	Mature	Good	7.2	162	B1	Slight asymmetry
T6	Sycamore <i>Acer pseudoplatanus</i>	<u>11.0</u> 3.0	370	N – 2.0 S – 3.0 E – 7.0 W – 6.0	3.0	Early Mature	Fair	4.4	60	C1	Suppressed crown asymmetry; sizable dead branches in the crown

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T7	Sycamore <i>Acer pseudoplatanus</i>	<u>14.0</u> 3.0	370	N – 2.0 S – 4.5 E – 5.0 W – 4.0	3.5	Early Mature	Fair	4.4	60	C1	Dead branches in the upper crown
T8	Lime <i>Tilia x europaea</i>	<u>12.0</u> 2.0	310	N – 2.0 S – 5.0 E – 5.0 W – 5.0	3.0	Early Mature	Fair	3.7	43	C1	Crown asymmetry
T9	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>12.0</u> 3.0	630	N – 6.0 S – 2.0 E – 8.5 W – 6.0	2.0	Mature	Poor	7.5	176	U	Small decay cavity at trunk base honey fungus rhizomorphs under the trunk bark
T10	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>13.0</u> 3.0	660	N – 3.0 S – 6.0 E – 7.5 W – 7.0	3.0	Mature	Poor	7.9	196	U	Bark necrosis of trunk and scaffold branch bark
T11	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 3.0	440	N – 2.0 S – 7.0 E – 4.0 W – 3.0	5.0	Mature	Good	5.2	84	B1	Slight asymmetry
T12	Sycamore <i>Acer pseudoplatanus</i>	<u>12.0</u> 4.0	404 comb	N – 5.0 S – 2.0 E – 3.0 W – 3.0	4.0	Early Mature	Good	4.8	72	B1	Two stemmed tree; slight asymmetry

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T13	Beech <i>Fagus sylvatica</i>	<u>16.0</u> 2.5	520 comb	N – 3.0 S – 5.0 E – 3.0 W – 3.0	4.0	Mature	Fair	6.2	120	C1	Multi-stemmed tree with included bark unions between stems; very possibly an unmaintained part of an intended beech hedgerow.
G14	Beech <i>Fagus sylvatica</i>	<u>16.0</u> 1.0	280 Av	N – 5.0 S – 9.0 E – 1.0 W – 1.0	1.0	Mature	Fair	3.3	34	C2	Group of closely planted linear row of trees; very possibly an unmaintained part of an intended beech hedgerow.
T15	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 4.0	581 comb	N – 7.0 S – 6.0 E – 4.0 W – 4.0	3.0	Mature	Fair	6.9	149	C1	Included bark unions at multi-stem joints; minor dead branches in the crown.
T16	Rowan <i>Sorbus aucuparia</i>	<u>13.0</u> 1.0	295	N – 5.5 S – 2.0 E – 2.0 W – 4.0	1.5	Mature	Fair	3.5	38	C1	Asymmetry; minor dead branches in the crown
SH17	Laurel <i>Prunus laurocerasus</i>	<u>6.0</u> 0.2	200	N – 3.0 S – 3.0 E – 5.5 W – 3.0	0.2	Mature	Fair	2.4	18	C1	Unmaintained shrub
SH18	Cotoneaster <i>Cotoneaster cornubia</i>	<u>3.0</u> 1.0	300	N – 4.0 S – 4.0 E – 4.0 W – 4.0	1.5	Moribund	Poor	3.6	40	U	Medium sized shrub; in decline

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
SH19	<i>Viburnum spp</i>	<u>3.0</u> 1.0	280	N – 3.0 S – 3.0 E – 3.0 W – 3.0	0.5	Mature	Fair	3.3	34	C1	Medium sized shrub
SH20	<i>Viburnum spp</i>	<u>3.0</u> 0.5	180	N – 2.0 S – 2.0 E – 2.0 W – 2.0	0.2	Mature	Fair	2.1	13	C1	Medium sized shrub
T21	Maple <i>Acer platanoides</i> 'Crimson King'	<u>13.0</u> 2.0	250	N – 6.0 S – 1.0 E – 2.0 W – 5.0	2.0	Early Mature	Fair	3.0	28	C1	Asymmetry; minor dead branches in the crown
T22	Ash <i>Fraxinus excelsior</i>	<u>16.0</u> 4.0	333	N – 6.0 S – 6.0 E – 4.0 W – 4.0	4.0	Mature	Fair	3.9	47	C1	Sizable dead branches in the crown
T23	<i>Turkey Oak</i> <i>Quercus cerris</i>	<u>20.0</u> 2.5	450	N – 6.5 S – 3.5 E – 3.0 W – 6.5	3.5	Mature	Good	5.4	91	B1	Slight asymmetry; minor dead branches in the crown
T24	Beech <i>Fagus sylvatica</i>	<u>18.0</u> 1.5	295	N – 6.5 S – 3.0 E – 4.0 W – 3.0	2.0	Early Mature	Fair	3.5	38	C1	Tall slender tree; minor dead branches in the crown

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T25	Beech <i>Fagus sylvatica</i>	<u>20.0</u> 2.0	350	N – 6.0 S – 5.0 E – 3.0 W – 5.0	3.0	Mature	Fair	4.2	55	B1	Some included bark unions; minor dead branches in the crown
T26	Sycamore <i>Acer pseudoplatanus</i>	<u>17.0</u> 10.0	550	N – 6.0 S – 6.0 E – 6.0 W – 4.0	8.0	Mature	Poor	6.6	136	U	Bark necrosis to lower trunk section; dead branches in the crown
T27	Sycamore <i>Acer pseudoplatanus</i>	<u>17.0</u> 2.0	400	N – 3.0 S – 6.0 E – 4.0 W – 6.0	3.0	Mature	Fair	4.8	72	B1	Small decay cavity to trunk base; minor dead branches in the crown
T28	Sycamore <i>Acer pseudoplatanus</i>	<u>20.0</u> 4.0	510	N – 9.0 S – 6.0 E – 4.0 W – 4.0	5.0	Mature	Good	6.1	116	B1	Asymmetry; minor dead branches in the crown
T29	Sycamore <i>Acer pseudoplatanus</i>	<u>19.0</u> 3.0	420	N – 5.0 S – 5.0 E – 3.0 W – 3.0	4.0	Mature	Fair	5.0	78	C1	Suppressed asymmetry; small decay cavity to west side buttresses; minor dead branches in the crown
T30	Sycamore <i>Acer pseudoplatanus</i>	<u>19.0</u> 6.0	500	N – 12.0 S – 4.0 E – 2.0 W – 5.0	4.0	Mature	Fair	6.0	113	B1	Asymmetry; minor dead branches in the crown

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T31	Sycamore <i>Acer pseudoplatanus</i>	<u>18.0</u> 4.0	559 comb	N – 4.0 S – 6.0 E – 6.0 W – 2.0	3.0	Mature	Fair	6.7	141	B1	Asymmetry; minor dead branches in the crown
T32	Beech <i>Fagus sylvatica</i>	<u>19.0</u> 3.0	740	N – 4.0 S – 7.0 E – 4.0 W – 6.0	1.8	Mature	Good	8.8	243	B1	Asymmetry; minor dead branches in the crown
T33	Sycamore <i>Acer pseudoplatanus</i>	<u>19.0</u> 6.0	350	N – 4.0 S – 3.0 E – 4.0 W – 4.0	4.0	Mature	Poor	4.2	55	C1	Tall slender tree; dead branches in the crown
T34	Beech <i>Fagus sylvatica</i>	<u>20.0</u> 3.0	700	N – 7.0 S – 4.0 E – 5.0 W – 6.0	4.0	Mature	Fair	8.4	221	C1	Trunk damage and decay to lower south side
T35	Sycamore <i>Acer pseudoplatanus</i>	<u>19.0</u> 4.0	600	N – 9.0 S – 2.0 E – 4.0 W – 7.0	5.0	Mature	Fair	7.2	162	B1	Asymmetry; minor dead branches in the crown
T36	Beech <i>Fagus sylvatica</i>	<u>18.0</u> 2.0	260	N – 4.0 S – 2.0 E – 3.0 W – 2.0	2.5	Early Mature	Fair	3.1	30	C1	Tall slender tree
T37	Beech <i>Fagus sylvatica</i>	<u>19.0</u> 2.0	360	N – 5.0 S – 3.0 E – 2.0 W – 2.0	3.0	Early Mature	Fair	4.3	58	C1	Tall slender tree

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T38	Sycamore <i>Acer pseudoplatanus</i>	<u>17.0</u> 4.0	550	N – 6.0 S – 4.0 E – 8.0 W – 8.0	2.0	Mature	Fair	6.6	136	C1	Low vigour; asymmetry; minor dead branches in the crown
T39	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 4.0	530	N – 8.0 S – 3.0 E – 8.0 W – 6.0	2.0	Mature	fair	6.3	124	C1	Low vigour; asymmetry; minor dead branches in the crown
T40	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 3.0	340	N – 5.0 S – 3.0 E – 4.0 W – 3.0	3.0	Early Mature	Fair	4.0	50	C1	Suppressed asymmetry
T41	Dead Tree	N/A	N/A	N/A	N/A	N/A	Dead	N/A	N/A	U	Neighbour's dead tree
G42	Holly <i>Ilex aquifolium</i>	<u>10.0</u> 3.0	300 Av	N – 2.0 S – 2.0 E – 2.0 W – 2.0	3.0	Mature	Fair	3.6	40	C1	Group of 3 holly trees; in the neighbouring garden
T43	Holly <i>Ilex aquifolium</i>	<u>6.0</u> 2.0	100 Av	N – 1.0 S – 2.0 E – 2.0 W – 1.0	1.8	Early Mature	Fair	1.2	4.5	C1	Hedgerow shrub
T44	Juniper <i>Juniperus spp</i>	<u>3.0</u> 0.5	200	N – 1.0 S – 1.0 E – 0.5 W – 1.5	0.5	Mature	Fair	2.4	18	C1	Neighbour's tree

Appendix 7

Tree Quality Assessment and Categorization Criterion

Identification on the plan

Category U: Trees unsuitable for retention;

Trees which are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees, however, can have existing or potential conservation value. They could, therefore, be up graded from a U category if issues concerning their safety can be appropriately managed.

Dark Red

Trees to be considered for retention;

Category A: trees of high quality

Have an estimated remaining life expectancy of at least 40 years.

Light Green

Category B: Trees of moderate quality

Have an estimated remaining life expectancy of at least 20 years.

Mid Blue

Category C: Trees of low quality.

Have an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Grey

For a tree to qualify under any given category, it should fall within the scope of that categories definition (U, A, B, C).

Trees in categories A to C should then qualify under one or more of three subcategories (1, 2, and 3). The subcategories 1, 2 and 3 are intended to reflect arboricultural and landscape qualities, and cultural values, respectively. These definitions are described below:

Arboricultural Qualities:**Sub-Category A1:**

Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and / or principal trees within an avenue).

Sub-Category B1: Trees that might be included in category A, but have been downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

Sub-Category C1: Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

Landscape Qualities:

Sub-Category A2: Trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.

Sub-Category B2: 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.

Sub-Category C2: Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and / or trees offering low or only temporary / transient benefits.

Cultural Values:

Sub-Category A3: Trees or woodlands of significant conservation, historical, commercial or other value (e.g. veteran trees or woodland pasture).

Sub-Category B3: Trees with material conservation or other cultural value.

Sub-category C3: Trees with no material conservation or other cultural value.

Appendix 8:

Site Photos

Photo 01:



General garden shrubs