

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JULY 2025

Trows Farm

Trows Lane

Rochdale

OL11 2UF

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Barratt Homes to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Trows Farm, Trows Lane, Rochdale OL11 2UF and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into residential properties, alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. There are a number of Tree Preservation Orders currently in effect at the site or in the vicinity; the site does not lie within a Conservation Area.
- 1.1.4. The proposed development necessitates the removal of fourteen trees, fifteen tree groups and one hedgerow, plus sections of an additional six tree groups and one woodland within the site boundary. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.6. Tree protection fencing and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the predicted Root Protection Area(s) (RPAs) of a number of trees and tree groups, as indicated on the Tree Protection Plan.
- 1.1.8. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 1.1.9. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Barratt Homes to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in Figure 1. The Ordnance Survey (OS) Grid Reference is SD 89016 10134.



Fig.1, Site context (Google Earth, 2024).

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (SurveyEng Ltd. drawing: *Topographical Land Survey (3 sheets). Drawing nos. BH.TS.8_1, BH.TS.8_2 and BH.TS.8_3*). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is located in the Castleton area of Rochdale in Greater Manchester and comprises agricultural fields sloping down to a series of reservoirs. The M62 runs to the immediate south of the site, with the A627 to the east. Land to the west of the site is largely residential in character; the Cown Top Business Park is situated to the immediate north of the site.

2.6. Soil Profile

- 2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilscales Viewer suggests that the underlying soil profile at the site is characterised by freely draining slightly acid sandy soils, associated with low fertility.

3. Legislation

3.1. Tree Protection Status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. Access to the Greater Manchester Combined Local Authority Mapping GM online mapping software on 09/12/2024 indicates that there are currently multiple TPOs in effect onsite or immediately adjacent to the site boundary, as indicated on the Tree Data Schedule in Appendix 1 and Tree Constraints Plan in Appendix 4.
- 3.1.3. Access to the Greater Manchester Combined Local Authority Mapping GM online mapping software on 09/12/2024 indicates that the site does not fall within a Conservation Area.
- 3.1.4. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.5. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.6. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Ecological Considerations

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.2.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist sought about how best to proceed.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to develop the site into residential properties, alongside associated landscaping improvements such as swales, access roads, parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

- 4.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) Explained

- 4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.3.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

- 4.4.1. The survey assessed thirty-four individual trees, forty-five tree groups, two hedgerows, and one woodland, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups, hedgerows, and woodlands can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. Three individual trees, seven tree groups, and one woodland were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; sixteen individual trees and eleven tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; eleven individual trees, twenty-seven tree groups and two hedgerows and were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and four individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 4.4.3. Trees T5, T6, T7, T13, T15, T16, T25, T43 and T75; tree groups G8, G14, G26, G39, G40, G41, G42, G67, G77, G78, G79, G80, G81 and G82 are offsite, as well as sections of tree groups G11, G18, G31, G37 and G44, and a section of woodland W76. The remaining trees, tree groups, hedgerows, and section of woodland are within the site or on the boundaries.
- 4.4.4. The tree cover comprises mainly of low-quality lapsed hedgerow and natural colonisation, with the exception of tree groups and woodland to the southern and eastern edges of the site, which are comprised of planted woodland, screening and boundary trees.
- 4.4.5. Trees to the south of site along Trows Lane are visually important in terms of their contribution to the character and appearance of the area. Those situated to the east of site also provide high amenity, offering screening from the A627 road adjacent to the site. Trees internal/central to the site are of secondary importance in visual terms.

4.5. Impacts of Development

- 4.5.1. The proposed development would necessitate the removal of three trees (T46, T48 and T60) a section each from two tree groups (G18 and G31) and a section of one woodland (W76) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; five trees (T10, T51, T53, T54 and T70), two tree groups (G50 and G56) and a section of one tree group (G9) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B', and six trees (T12, T38, T45, T47, T49 and T66), thirteen tree groups (G19, G52, G55, G57-G59, G62-G65, G68, G71 and G74) and sections of two tree groups (G11 and G73) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 4.5.2. Tree group G18 is partially offsite, and therefore in third-party ownership; one of the sections which requires removal from this group is offsite, therefore the permission of the landowner will need to be obtained prior to removal of the two westernmost trees.
- 4.5.3. Individual tree T30 has also been recommended for removal due to its poor condition and location, irrespective of the proposed development, in accordance with Arboricultural best practice.

- 4.5.4. A number of offsite trees to the east of the site were found to be moribund, or in severe decline, largely due to infection with ash dieback disease. It has been recommended that the landowner is informed of the condition of these trees as some are in close proximity with the adjacent road (A627) and therefore pose a potential risk.
- 4.5.5. The remaining trees, tree groups, hedgerows, and woodland are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.5.6. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing is provided in section 4.7. of this report and in the Tree Protection Plan in Appendix 4.
- 4.5.7. Arboricultural Supervised Excavation with possible root pruning will be required within the RPAs of trees T1, and T43 (unless removed by the landowner), and tree groups G18, G37, G39, G40, G42, G43 and G44 as indicated in the Tree Protection Plan, to facilitate the proposed development. These works need to be carried out under Arboricultural supervision in accordance with an Arboricultural Method Statement (AMS).
- 4.5.8. The proposed development will also require remedial access facilitation pruning works (crown lifting) to retained tree T43, and tree groups G40, G41, G42 and G44. These works are relatively minor in nature and, provided they are carried out in accordance with BS 3998: 2010 '*Tree work – Recommendations*', should not materially harm the long-term health, appearance or retention value of the trees.

4.6. Tree Surgery Works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details or remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.6.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

4.7. Protective Fencing

- 4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.
- 4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.

- 4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.7.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.7.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.8. Temporary Site Cabins

- 4.8.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.8.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.9. Utilities

- 4.9.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.10. Recommendations

- 4.10.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.10.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 4.10.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Sycamore <i>Acer pseudoplatanus</i>	17	7	7	M	500	7 7 5	1: Growing behind concrete fence within residential rear garden. 2: Bifurcated at 5m above ground level with tight union fusing at base. 3: Acceptable condition at present. 4: Access preventing a thorough inspection.	No action required.		Good	40+	6.00
									n/a	3	Good	B1	
T2	Sycamore <i>Acer pseudoplatanus</i>	17	3	3	SE	330	1 5 5	1: Growing behind concrete fence within residential rear garden. 2: Trifurcated at base forming three upright stems. 3: Crown suppressed to north by adjacent tree T1. 4: Access preventing a thorough inspection. 5: Acceptable condition at present.	No action required.		Good	40+	3.96
									n/a	3	Good	B1	
G3	Semi-Mature Mixed Species	av 8	0	0	M	av 150	2 2 each	1: Growing behind concrete garden wall of residential property. 2: Dense group of hawthorn, whitebeam, laurel and elder. 3: Access preventing a thorough inspection. 4: Bramble throughout.	No action required.		Fair	40+	1.80
									n/a	3	Fair	C1	
G4	Semi-Mature Mixed Species	av 8	0	0	M	av 150	2 2 each	1: Lapsed hedgerow growing at field boundary adjacent to public footpath. 2: Hawthorn, sycamore, holly, elder. 3: Bramble beginning to dominate.	No action required.		Good	40+	1.80
									n/a	3	Fair	B1,3	
T5	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	15	4	4	E	300	3 3 3	1: Growing in residential rear garden. 2: Access limiting thorough inspection; DBH estimated. 3: Even canopy.	No action required.		Good	40+	3.60
									n/a	3	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T6	Mature Ash <i>Fraxinus excelsior</i>	15	6	4	M	650	6 6 6	1: Growing within hedgerow adjacent to footpath. 2: Dense ivy on stem and in cavity preventing a thorough inspection; DBH estimated. 3: Displaying acute symptoms of ash dieback disease.	Inform landowner of condition.		Fair	<10	n/a
									Moderate	3	Fair	U	
T7	Early-Mature Rowan <i>Sorbus aucuparia</i>	8	0	0	M	390	3 3 3	1: Growing behind wire fence at top of bank. 2: Multi stemmed from base; coppiced form. 3: Even spreading canopy, somewhat dense. 4: Acceptable condition at present.	No action required.		Good	40+	4.68
									n/a	3	Good	B1	
G8	Semi-Mature Mixed Species	av 16	0	0	M	av 300	4 4 each	1: Growing at base of slope adjacent to concrete shed. 2: Multi stemmed at base. 3: Biased canopies due to competition. 4: Acceptable condition at present.	No action required.		Fair	20-40	3.60
									n/a	3	Fair	C1	
G9	Semi-Mature Mixed Species	av 12	0	0	M	av 280	3 3 each	1: Growing at top of bank behind wire fence. 2: Turkey oak and goat willow. 3: Acceptable condition at present.	Remove section for the development (refer to TRP).		Good	40+	3.36
									n/a	3	Good	B1	
T10	Semi-Mature Turkey Oak <i>Quercus cerris</i>	16	0.5	0.5	M	500	7 7 7	1: Growing on sloping bank. 2: Bifurcated at 0.5m above ground level forming broad spreading canopy. 3: Shade deadwood noted throughout, posing no significant risk due to location and land use. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	6.00
									n/a	3	Good	B1	
G11	Semi-Mature Mixed Species	av 17	av 1	0	M	av 400	6 6 each	1: Growing adjacent to stream in waterlogged ground. 2: Predominately goat willow with some ash and oak. 3: Spreading multi stemmed forms typical of willow species, layering in places. 4: Acceptable condition at present.	Remove section for the development (refer to TRP).		Good	20-40	4.80
									n/a	3	Fair	C1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T12	Early-Mature Goat Willow <i>Salix caprea</i>	16	1	0.5	M	600	7 7 7	1: Growing behind wire fence at top of bank. 2: Multi stemmed at base forming broad spreading canopy. 3: Shade deadwood noted, posing no significant risk due to location and land use. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	7.20
									n/a	3	Fair	C1	
T13	Semi-Mature Turkey Oak <i>Quercus cerris</i>	8	0	0	M	250	3 3 3	1: Growing behind wire fence at top of bank. 2: Trifurcated at 1m above ground level; squat spreading form. 3: Dense canopy. 4: Acceptable condition at present.	No action required.		Good	40+	3.00
									n/a	3	Good	B1	
G14	Semi-Mature Mixed Species	av 10	0	0	M	av 200	av 2 2 each	1: Growing at top of bank behind wire fence. 2: Sycamore, sessile oak, turkey oak, hawthorn. 3: Acceptable condition at present.	No action required.		Good	40+	2.40
									n/a	3	Fair	C1	
T15	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	14	0	0	M	280	3 3 3	1: Growing behind wire fence at top of bank. 2: Bifurcated at 0.5m above ground level forming tight union with good reaction growth. 3: Squirrel damage noted to branches and stem. 4: Acceptable condition at present.	No action required.		Good	40+	3.36
									n/a	3	Good	B1	
T16	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	14	0	0	M	350	3 3 4	1: Growing behind wire fence at top of bank. 2: Trifurcated at 0.5m above ground level forming tight union with good reaction growth. 3: Squirrel damage noted to branches and stem. 4: Acceptable condition at present.	No action required.		Good	40+	4.20
									n/a	3	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T17	Early-Mature Hawthorn <i>Crataegus monogyna</i>	6	0	0	M	250	2 2 2	1: Growing at top of bank adjacent to wire fence. 2: Forming multiple stems from 0.5m above ground level. 3: Dense shrubby form typical of species. 4: Acceptable condition at present.	No action required.		Good	40+	3.00
									n/a	3	Fair	C1	
G18	Mature Mixed Species	av 17	0	0	M	av 500	6 6 6 each	1: Partially offsite group growing adjacent to lane, with good clearance of lane. 2: Wooded group. 3: Small diameter shade deadwood noted throughout, posing a low risk due to size. 4: Acceptable condition at present. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: A9TPOo42	Remove one section and seek landowner permission to remove second section for the development (refer to TRP).		Good	40+	6.00
									n/a	3	Good	A1,2,3	
G19	Semi-Mature Mixed Species	av 5	0	0	M	av 150	1.5 1.5 each	1: Remnants of field boundary hedgerow. 2: Hawthorn, rowan, elder. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	1.80
									n/a	3	Fair	C1,3	
T20	Semi-Mature Sessile Oak <i>Quercus petraea</i>	12	1	1	M	250	2.5 2.5 2.5	1: Growing adjacent to waterlogged ditch and wire fence. 2: Minor shade deadwood posing no significant risk due to size and location. 3: Acceptable condition at present.	No action required.		Good	40+	3.00
									n/a	3	Good	B1	
T21	Semi-Mature Sessile Oak <i>Quercus petraea</i>	12	1	1	M	250	2.5 2.5 2.5	1: Growing adjacent to waterlogged ditch and wire fence. 2: Minor shade deadwood posing no significant risk due to size and location. 3: Acceptable condition at present.	No action required.		Good	40+	3.00
									n/a	3	Good	B2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T22	Semi-Mature Sessile Oak <i>Quercus petraea</i>	12	1	1	M	250	2.5 2.5 2.5 2.5	1: Growing adjacent to waterlogged ditch and wire fence. 2: Minor shade deadwood posing no significant risk due to size and location. 3: Acceptable condition at present.	No action required.		Good	40+	3.00
									n/a	3	Good	B3	
G23	Semi-Mature Grey willow <i>Salix cinerea</i>	av 16	0	0	M	av 300	av 6 6 6 each	1: Dense group growing adjacent to ditch. 2: Multi stemmed individuals with some failed and layering stems typical of species. 3: Epicormic growth and minor shade deadwood throughout. 4: Acceptable condition at present.	No action required.		Fair	20-40	3.60
									n/a	3	Fair	C1	
G24	Early-Mature Sessile Oak <i>Quercus petraea</i>	av 14	av 2	1	M	av 500	av 5 6 4 each	1: Growing adjacent to driveway. 2: Boundary trees, formerly pruned to provide clearance of drive. 3: Some stubs from failed branches and pruning wounds generally occluding well. 4: Acceptable condition at present. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: G1TPOo42	No action required.		Good	40+	6.00
									n/a	3	Good	A1,2,3	
T25	Early-Mature Ash <i>Fraxinus excelsior</i>	17	10	10	E	670	8 8 6	1: Growing adjacent to pond at edge of G26. 2: Basal shoots forming additional stems; single stemmed. 3: Displaying acute symptoms indicative of ash dieback disease. 4: In decline; acceptable level of risk due to current land use and location. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: A1TPOo42	Inform landowner of condition.		Poor	<10	n/a
									Moderate	1.5	Poor	U	
G26	Early-Mature Mixed Species	av 18	av 4	0	M	av 500	av 7 7 7 each	1: Growing adjacent to pond, wooded group. 2: Sycamore, hawthorn, oak, whitebeam, birch, Turkey Oak, elm. 3: One fallen stem within group posing a low risk due to location. 4: Acceptable condition at present. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: A1TPOo42	No action required.		Good	40+	6.00
									n/a	3	Good	A1,2,3	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G27	Semi-Mature Mixed Species	av 7	o	o	M	av 200	av 2 2 2 each	1: Growing in waterlogged soil adjacent to stream. 2: Hawthorn and willow. 3: Multi stemmed; willow layering. 4: Acceptable condition at present.	No action required.		Fair	10-20	2.4o
									n/a	3	Fair	C1	
G28	Semi-Mature Mixed Species	av 8	o	o	M	av 150	av 2 2 2 each	1: Growing adjacent to stream. 2: Hawthorn and willow. 3: Evidence of failed stems, with regrowth at failure points. 4: Acceptable condition at present.	No action required.		Fair	20-40	1.8o
									n/a	3	Fair	C1	
T29	Semi-Mature Common Alder <i>Alnus glutinosa</i>	o	o	o	M	300	3 3 3	1: Has been felled to a stump; some minor regrowth noted.	No action required.		Fair	10-20	3.6o
									n/a	n/a	Fair	C1	
T30	Semi-Mature European Larch <i>Larix decidua</i>	15	4	4	M	250	3 3 3	1: Growing adjacent to pond. 2: Moribund tree.	Fell to stump in accordance with Arboricultural best practice..		Poor	<10	n/a
									Moderate	N	Poor	U	
G31	Early-Mature Mixed Species	av 16	av 3	o	M	av 450	av 4 4 4 each	1: Wooded group growing to north of pond and on sloping bank of stream. 2: Including oak, beech, ash and sycamore with understorey of self-set willow, rowan and hawthorn. 3: Ash in group displaying symptoms indicative of ash dieback disease. 4: Shade deadwood, leaning stems and cavities noted, typical of woodland setting, posing an acceptable level of risk due to location and land use. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: A3TPOo42	Remove three trees from group (refer to TRP)		Good	40+	5.4o
									n/a	3	Good	A1,3	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T32	Sycamore <i>Acer pseudoplatanus</i>	16	4	4	W	350	5 5 5	1: Wooded group growing to north of pond and on sloping bank of stream. 2: Formerly a group; second tree removed. 3: Bifurcated at 1m, second stem removed at point of bifurcation leaving slightly unbalanced crown. 4: Good reaction growth at stem union. 5: Acceptable condition at present.	No action required.		Good	20-40	4.20
									n/a	3	Fair	C1	
T33	Goat Willow <i>Salix caprea</i>	9	0	0	M	300	6 6 6	1: Wooded group growing to north of pond and on sloping bank of stream. 2: Multi stemmed from base, with sprawling form typical of species. 3: Some failed and layering stems. 4: Acceptable condition at present.	Prune back to allow 2m clearance of fishing track (refer to TRP)		Fair	20-40	3.60
									n/a	3	Fair	C1	
G34	Sycamore <i>Acer pseudoplatanus</i>	av 16	av 10	6	W	av 400	av 5 5 each	1: Growing adjacent to pond; two trees. 2: One single stemmed, one trifurcated at base. 3: Some shade deadwood, pruning wounds and and squirrel damage noted, posing a low risk due to location and land use. 4: Westernmost tree crown bias to west due to competition from adjacent tree. 5: Pruning wounds from former branch failures occluding well.	No action required.		Fair	20-40	4.80
									n/a	3	Fair	C1	
G35	Sycamore <i>Acer pseudoplatanus</i>	av 16	av 5	4	NW	av 600	av 6 6 each	1: Group fo three growing adjacent to pond. 2: Two trees multi-stemmed from base, middle tree bifurcated at 1m above ground level. 3: Shade deadwood throughout posing a low risk due to location and land use. 4: Middle tree suppressed by adjacent trees in group. 5: Acceptable condition at present.	Prune back to allow 2m clearance of fishing track (refer to TRP)		Good	20-40	7.20
									n/a	3	Fair	C1	
H36	Hawthorn <i>Crataegus monogyna</i>	av 3	0	0	M	100	1 1 1	1: Remnants of hawthorn hedgerow. 2: Acceptable condition at present.	No action required.		Good	40+	1.20
									n/a	3	Fair	C1	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G37	Semi-Mature Mixed Species	av 15	o	o	M	av 350	av 5 5 5 each	1: Growing adjacent to pond. 2: Hawthorn, larch, ash, willow, alder, oak, sycamore. 3: Acceptable condition at present.	Prune back to allow 2m clearance of fishing track (refer to TRP)		Good	40+	4.20
	n/a		3	Good	B1,3								
T38	Semi-Mature Common Alder <i>Alnus glutinosa</i>	10	1	1	M	100	1 1 1	1: Growing with self set alder and oak adjacent to group G37. 2: Tall narrow form. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	1.20
	n/a		3	Fair	C1								
G39	Semi-Mature Mixed Species	av 17	o	o	M	av 400	av 4 4 4 each	1: Large offsite wooded group growing adjacent to main road (A627). 2: Oak, ash, sycamore, alder, horse chestnut, hawthorn, grey willow, alder, rowan. 3: Ash within group displaying symptoms indicative of ash dieback disease.	No action required.		Fair	20-40	4.80
	n/a		3	Fair	C1,2,3								
G40	Semi-Mature Mixed Species	av 12	o	o	M	av 250	av 4 4 4 each	1: Offsite group growing adjacent to main road (A627). 2: Hawthorn, ash, sycamore, grey willow, alder, rowan. 3: Ash within group in severe decline, potentially poses a risk due to location.	Crown lift to allow 5m clearance over site (refer to TRP). Inform landowner of condition of ash.		Fair	20-40	3.00
	High		3	Fair	C1,2,3								
G41	Semi-Mature Mixed Species	av 15	o	o	M	av 250	av 4 4 4 each	1: Offsite group growing adjacent to main road (A627). 2: Sycamore, grey willow, oak, ash, hawthorn. 3: Ash within group displaying symptoms indicative of ash dieback disease.	Crown lift to allow 5m clearance over site (refer to TRP). Inform landowner of condition of ash.		Good	40+	3.00
	High		3	Good	B1,2,3								

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G42	Semi-Mature Mixed Species	av 15	O	O	M	av 300	6 6 6 each	1: Offsite group growing behind wooden fence, adjacent to main road (A627). 2: Hornbeam, field elm, wych elm. 3: Self set wych elm saplings establishing beneath group within site. 4: Shelter belt from road.	Crown lift to allow 5m clearance over site. Remove self-set saplings (refer to TRP).		Fair Fair	20-40 C1,2,3	3.60
									n/a	3			
T43	Semi-Mature Ash <i>Fraxinus excelsior</i>	14	5	2	W	250	4 4 4	1: Growing at edge of group G42 behind wooden fence. 2: Displaying symptoms indicative of ash dieback disease. 3: In severe decline. 4: Currently posing an acceptable level of risk due to location and land use.	Crown lift to allow 5m clearance over site (refer to TRP). Inform landowner of condition of ash and need for removal.		Poor Poor	<10 U	n/a
									Moderate	3			
G44	Semi-Mature Mixed Species	av 14	O	O	M	av 400	5 5 5 each	1: Offsite group growing behind wooden fence, adjacent to main road (A627). 2: Goat willow, oak, holly, rowan, ash. 3: Forming shelter belt from road. 4: Acceptable condition at present. 5: Some canopies overhanging site by 4m approximately.	Remove one tree from group for the development. Prune back to site boundary (refer to TRP).		Good Fair	40+ B1,2,3	4.80
									n/a	3			
T45	Early-Mature Grey willow <i>Salix cinerea</i>	14	O	O	M	450	6 6 6	1: Growing within waterlogged soil on stream bed. 2: Multi stemmed from base, with failed and layering stems typical of species. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Fair Fair	20-40 C1,3	5.40
									n/a	3			
T46	Early-Mature Sessile Oak <i>Quercus petraea</i>	12	1	1	E	440	6 6 6	1: Growing on sloping bank to west of stream. 2: Somewhat squat form with broad spreading canopy. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good Good	40+ A1,3	5.28
									n/a	3			

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T47	Semi-Mature Elder <i>Sambucus nigra</i>	6	0	0	M	250	3 2 3 2	1: Growing on sloping bank to east of stream. 2: Multi stemmed from base. 3: Squat shrubby form typical of species. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	3.00
									n/a	3	Fair	C1	
T48	Mature Sessile Oak <i>Quercus petraea</i>	15	0	3	SW	980	9 9 9 9	1: Growing adjacent to stream at base of sloping bank. 2: Bifurcated at 3m above ground level forming broad spreading canopy. 3: Excellent specimen.	Remove for the development (refer to TRP).		Good	40+	11.76
									n/a	3	Good	A1,3	
T49	Semi-Mature Hawthorn <i>Crataegus monogyna</i>	5	2	0	M	100	1 1 1 1	1: Growing at top of slope, adjacent to wire fence. 2: Two trees growing together at base. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	1.20
									n/a	3	Fair	C1	
G50	Early-Mature Mixed Species	av 15	0	0	M	av 450	5 5 5 each	1: Growing on sloping bank above stream. 2: One silver birch and one goat willow growing together at base. 3: Goat willow trifurcated at base; birch bifurcated at base. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	5.40
									n/a	3	Fair	B1	
T51	Semi-Mature Silver Birch <i>Betula pendula</i>	15	2	2.5	M	250	3 3 3 3	1: Growing adjacent to stream. 2: Single stemmed. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	3.00
									n/a	3	Good	B1	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G52	Semi-Mature Silver Birch <i>Betula pendula</i>	av 15	av 1	0.5	M	av 250	3 3 3 each	1: Group of closely spaced trees, possibly two multi stemmed individuals. 2: Growing in waterlogged soil. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	3.00
									n/a	3	Fair	C1	
T53	Early-Mature Silver Birch <i>Betula pendula</i>	14	1	2.5	NW	350	5 5 5	1: Growing at base of slope in open field. 2: Bifurcated at base, stems leaning to east somewhat. 3: Growing in waterlogged soil. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	4.20
									n/a	3	Fair	B1	
T54	Mature Sessile Oak <i>Quercus petraea</i>	15	2	2	SE	730	7 7 7	1: Growing on sloping bank. 2: Forming multiple stems and structural branches from 2m. 3: Cavity to west of stem from base to 1.5m with good wound wood. 4: Broad spreading canopy. 5: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	8.76
									n/a	3	Fair	B1,3	
G55	Semi-Mature Hawthorn <i>Crataegus monogyna</i>	av 5	0	0	M	av 200	1.5 1.5 each	1: Growing on sloping bank. 2: Two specimens, easternmost tree growing horizontal to slope, self-correcting in canopy. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	2.40
									n/a	3	Fair	C1,3	
G56	Semi-Mature Silver Birch <i>Betula pendula</i>	av 15	av 2	1	M	av 300	4 4 4 each	1: Line growing on sloping bank. 2: Single stemmed and multi stemmed from base. 3: Some witches broom within canopies. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	3.60
									n/a	3	Good	B1,3	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G57	Early-Mature Hawthorn <i>Crataegus monogyna</i>	av 5	3	o	M	av 250	av 2.5 2.5 2.5 each	1: Growing at top of slope in open field. 2: Multi stemmed from base. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	3.00
	n/a	3	Fair	C1,3									
G58	Semi-Mature Mixed Species	av 5	o	o	M	av 200	av 2 2 2 each	1: Scrubby self-set group. 2: Hawthorn and goat willow. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	2.40
	n/a	3	Fair	C1,3									
G59	Semi-Mature Mixed Species	av 6	o	o	M	av 200	av 1.5 1.5 1.5 each	1: Growing adjacent to utility lines in open field. 2: Hawthorn and oak. 3: Squat scrubby forms. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	2.40
	n/a	3	Fair	C1									
T60	Mature Sessile oak <i>Quercus petraea</i>	13	2	2	M	560	7 7 7	1: Growing within hedgerow H61. 2: Lateral branches forming from 2m above ground level; broad spreading canopy. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	40+	6.72
	n/a	3	Good	A1,2,3									
H61	Semi-Mature Hawthorn <i>Crataegus monogyna</i>	av 7	o	o	M	150	1.5 1.5 1.5	1: Lapsed hedgerow. 2: Acceptable condition at present. 3: TPO Ref: TPOo42, Trows Lane Castleton, ID: A1TPOo31 - Note: No species stipulated on the TPO description; seek clarification as may not apply to group.	Remove for the development (refer to TRP).		Good	40+	1.80
	n/a	3	Fair	C1,3									

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G62	Semi-Mature Goat Willow <i>Salix caprea</i>	av 9	o	o	M	av 300	5 5 5 each	1: Growing within waterlogged ditch. 2: Multi stemmed at base, with failed and layering stems typical of species. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	3.60
									n/a	3	Fair	C1	
G63	Semi-Mature Mixed Species	av 8	o	o	M	av 150	2 2 2 each	1: Dense group growing in open field. 2: Elder, hawthorn, ash, oak, rowan. 3: Bramble growing throughout preventing a thorough inspection. 4: Acceptable condition at present.	Remove for the development (refer to TRP).		Good	20-40	1.80
									n/a	3	Fair	C1,3	
G64	Semi-Mature Hawthorn <i>Crataegus monogyna</i>	av 5	o	o	M	av 150	1.5 1.5 1.5 each	1: Scrubby, self-set group. 2: Acceptable condition at present.	Remove for the development (refer to TRP).		Fair	20-40	1.80
									n/a	3	Good	C1,3	
G65	Semi-Mature Mixed Species	av 5	o	o	M	av 150	1.5 1.5 1.5 each	1: Scrubby self-set group. 2: Hawthorn, elder and ash. 3: Acceptable condition at present.	Remove for the development (refer to TRP).		Fair	20-40	1.80
									n/a	3	Fair	C1,3	
T66	Early-Mature Hawthorn <i>Crataegus monogyna</i>	5	o	o	M	250	2 2 2	1: Multi-stemmed individual. 2: Acceptable condition at present.	Remove for the development (Refer to TRP).		Good	40+	3.00
									n/a	3	Fair	C1	

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G67	Semi-Mature Mixed Species	av 18	o	o	M	av 350	av 4 4 4 each	1: Woodland group growing at site boundary. 2: Sycamore, grey willow, hawthorn, crack willow, ash. 3: Some dead and declining stems within group, posing an acceptable level of risk due to current land use and location. 4: Acceptable condition at present. 5: Forming shelter belt from road.	Prune back to site boundary (refer to TRP)		Good	40+	4.20
	n/a								3	Good	A1,2,3		
G68	Semi-Mature Hawthorn Crataegus monogyna	av 5	o	o	M	av 150	av 1.5 1.5 each	1: Row of lapsed hedgerow trees. 2: Acceptable condition at present.	Remove for the development (Refer to TRP).		Good	20-40	1.80
	n/a								3	Fair	C1,3		
G69	Semi-Mature Hawthorn Crataegus monogyna	av 6	o	o	M	av 150	av 1 1 each	1: Growing adjacent to footpath at site boundary. 2: Growing within bramble and gorse; bramble beginning to dominate. 3: Acceptable condition at present.	Remove for the development (Refer to TRP).		Good	40+	1.80
	n/a								3	Fair	C1		
T70	Mature Goat Willow Salix caprea	17	2	3	M	700	9 9 10	1: Growing within group G69. 2: Forming multiple stems from 3m above ground level. 3: Broad spreading canopy. 4: Dense vegetation preventing a thorough inspection. 5: Stem lean to south.	Remove for the development (Refer to TRP).		Good	40+	8.40
	Low								3	Fair	B1		
G71	Early-Mature Mixed Species	av 10	o	o	M	av 250	av 2 2 each	1: Self set group growing adjacent to site boundary. 2: Hawthorn, elder, goat willow, privet, sycamore. 3: Some dead stems within group posing an acceptable level of risk due to location and size. 4: Dense vegetation preventing a thorough inspection.	Remove for the development (Refer to TRP).		Fair	20-40	3.00
	n/a								3	Fair	C1		

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									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T72	Semi-Mature Wild Cherry <i>Prunus avium</i>	6	2	1	M	250	3 3 4 3	1: Growing in residential rear garden. 2: Canopy overhanging footpath, with good clearance. 3: Bifurcated at 1m above ground level. 4: Acceptable condition at present.	No action required.		Good	20-40	3.00
									n/a	3	Fair	C1,2	
G73	Semi-Mature Mixed Species	av 5	o	o	M	av 150	av 1.5 1.5 each	1: Group of self-set hawthorn, oak and rowan growing within dense gorse and bramble. 2: Dense vegetation preventing a thorough inspection. 3: Acceptable condition at present.	Remove section of group for the development (refer to TRP).		Good	20-40	1.80
									n/a	3	Fair	C1	
G74	Semi-Mature Mixed Species	av 10	o	o	M	av 200	av 2.5 2.5 each	1: Growing adjacent to footpath. 2: Oak and goat willow with saplings of hazel and hawthorn. 3: Acceptable condition at present.	Remove for the development (Refer to TRP).		Good	40+	2.40
									n/a	3	Fair	C1	
T75	Semi-Mature Sessile oak <i>Quercus petraea</i>	10	o	o	M	350	5 5 5 5	1: Growing adjacent to footpath. 2: Squat spreading form. 3: Shade deadwood noted posing no significant risk due to size and location. 4: Acceptable condition at present.	No action required.		Good	40+	4.20
									n/a	3	Good	B1,2	
W76	Semi-Mature Mixed Species	av 14	o	o	M	av 200	av 3 3 each	1: Growing adjacent to footpath. 2: Silver birch, oak, hawthorn, rowan, cypress, sycamore. 3: Age and species diverse woodland. 4: Acceptable condition at present.	Remove section for the development (refer to TRP).		Good	40+	2.40
									n/a	3	Good	A1,3	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G77	Early-Mature Mixed	av 18	av 10	3	M	av 500	av 7 7 7 each	1: Growing to south of Trows lane, with fishing pond to south. 2: Predominantly sycamore and Turkey oak, with some alder, beech and horse chestnut, and an understorey of horse chestnut, wych elm and hawthorn saplings. 3: Ivy present on multiple stems. Several stems leaning over pond to south, posing an acceptable level of risk due to location and land use. Crown lifted to provide clearance over lane; some lesser branches with average height clearance of 4m above ground level could be pruned back if required for additional clearance. 4: Wounds from past pruning largely occluded, or with wound wood at pruning points. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: A8TPOo42	No action required.		Good	40+	B2,3 6.00
	Species								n/a	3	Fair		
G78	Mature Mixed	av 20	av 3	3	M	av 600	av 7 7 7 each	1: Offsite group growing around fishing ponds to side of track, offering screening to south from road. 2: Beech, sycamore, ash, willow, cypress, horse chestnut, birch, ash, oak, pine, Turkey oak and spruce. 3: Some declining stems within group, predominantly smaller stems, posing an acceptable level of risk due to current land use. 4: TPO Ref: TPOo42, Trows Lane Castleton, ID: A3TPOo42	No action required.		Fair	40+	B2 7.20
	Species								n/a	3	Fair		
G79	Semi-Mature Mixed	av 15	0	0	M	av 300	av 5 5 5 each	1: Dense group growing between fishing ponds; density of growth preventing a detailed inspection. 2: Beech, elder, ash, willow, hawthorn, birch and sycamore. 3: Large fallen beech stem noted within group, with collapsed elder stem to edge of group, and standing dead stem adjacent to northernmost pond. 4: Growing on steep incline. 5: TPO Ref: TPOo42, Trows Lane Castleton, ID: A2TPOo42	Remove dead standing stem to edge of group.		Good	40+	B2,3 3.60
	Species								High	3	Fair		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G8o	Mature Mixed	av 16	4	o	M	av 117o	av 10 10 10	1: Two mature beech growing within group G81. 2: Growing 3m apart at base, adjacent to track around fishing pond. 3: Broad spreading crowns coalescing. Lower scaffold limb on easternmost tree reduced to 4m stub at 2m above ground level over track, not yet occluded. Tree exhibiting slight stem lean to northeast as result of competition with adjacent tree. 4: Westernmost tree trifurcated at 3m above ground level. Large scaffold limb failure in upper crown noted, with hung limb to south at 7m above ground level, firmly wedged within crown, posing an acceptable level of risk due to current land use and location. 5: Shade deadwood over 100mm in diameter to lower crown of easternmost tree to north. Natural bracing throughout crown of easternmost tree, with fused bark. 6: TPO Ref: TPOo42, Trows Lane Castleton, ID: A1TPOo42	No action required.		Good	40+ A1	14.04
	Species						each		n/a	3	Good		
G81	Semi-Mature Mixed	av 15	o	o	M	av 500	av 6 6 6	1: Early-mature specimens with semi-mature self-set understorey. 2: Lime, alder, wych elm, willow, elder and beech. 3: Ivy growing throughout stems and crowns and dense epicormic shoots throughout lime preventing a detailed inspection. 4: TPO Ref: TPOo42, Trows Lane Castleton, ID: A1TPOo42	No action required.		Good	40+ B2	6.00
	Species						each		n/a	3	Fair		
G82	Mature Mixed	av 20	av 4	4	M	av 600	av 7 7 7	1: Offsite group growing to south of Trows lane. 2: Wooded group, with cypress planted along Trow lane to woodland edge. Contains beech, oak, ash, sycamore, wych elm, elder, horse chestnut and holly. 3: Some large mature trees within group. Ivy growing throughout, preventing a detailed inspection of some stems. 4: Large ash within group displaying symptoms indicative of infection with ash dieback disease. 5: Trees crown lifted over lane, with good clearance. 6: TPO Ref: TPOo42, Trows Lane Castleton, ID: A4TPOo42	No action required.		Good	40+ A3	7.20
	Species						each		n/a	3	Fair		

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-Mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-Mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height :	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees 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.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

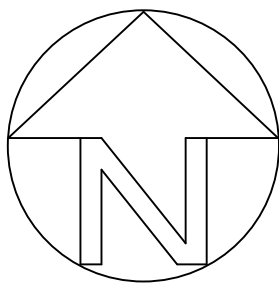
The site plans referred to in the report follow this page which include the following:

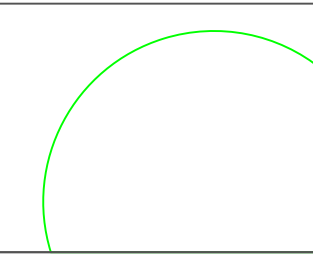
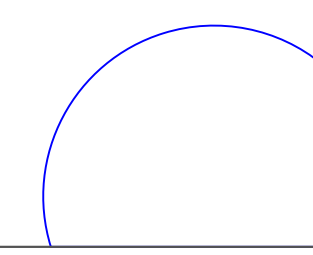
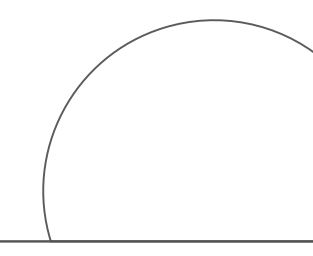
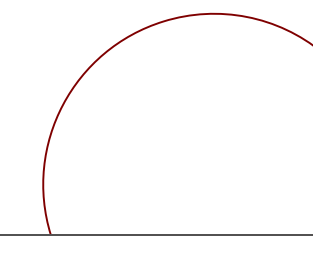
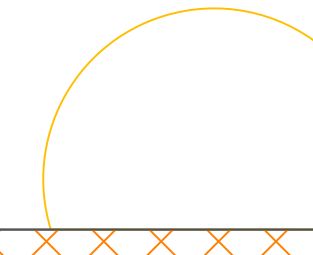
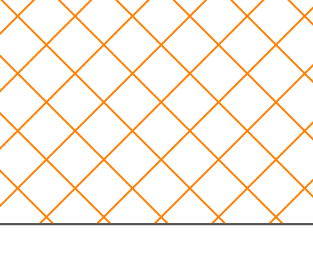
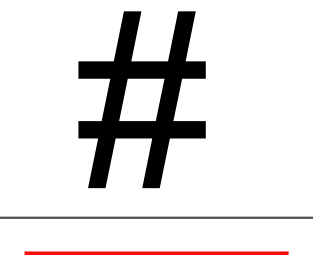
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.

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Notes:-



-  BS 5837: 2012 Retention Category A Tree, Group or Hedge
-  BS 5837: 2012 Retention Category B Tree, Group or Hedge
-  BS 5837: 2012 Retention Category C Tree, Group or Hedge
-  BS 5837: 2012 Category U Tree, Group or Hedge
-  Root Protection Area (RPA)
-  Subject to a TPO
-  Position Estimated on Site
-  Redline Site Boundary

01	01/07/25	UPDATED TREE SURVEY	HL	AH
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

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Client: **BARRATT HOMES**

Project: **TROWS FARM,
CASTLETON**

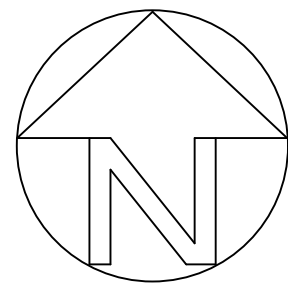
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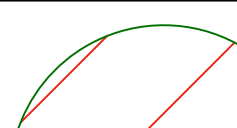
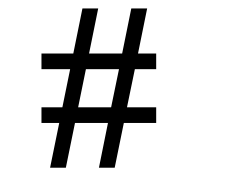
Issue: PLANNING			
Drawn: HL	Checked: AH	Approved: AH	
Project: UG2826	Scale @ A0: 1:1000	Date: 05/12/24	
Dwg No: UG_2826_ARB_TCP_01	Revision: 01		



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-  BS 5837: 2012 Retention Category C Tree, Group or Hedge
-  BS 5837: 2012 Category U Tree, Group or Hedge
-  Retained Tree
-  Removed Tree
-  Extents of pruning
-  Position Estimated on Site
-  Redline Site Boundary

01	01/07/25	UPDATED TREE SURVEY	HL	AH
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Project:		TROWS FARM, CASTLETON			
Title:		TREE REMOVAL PLAN			
Issue:		PLANNING			
Drawn:	HL	Checked:	AH	Approved:	AH
Project:	UG2826	Scale @ A0:	1:1000	Date:	05/12/24
Dwg No:	UG_2826_ARB_TRP_01			Revision:	01

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
G9	B	Mixed	Remove a section (refer to TRP).	To facilitate the proposed development
T10		Turkey oak	Fell to ground level	
G11	C	Mixed	Remove section (refer to TRP).	
T12		Goat willow	Fell to ground level	
G18	A	Mixed	Remove two sections (refer to TRP)	
G19	C		Fell to ground level	
T30	U	European larch		Arboricultural best practice
G31	A	Mixed	Fell two trees to ground level (refer to TRP).	To facilitate the proposed development
G33	C	Goat willow	Prune back to allow 2m clearance from fishing track (refer to TRP)	
G35		Sycamore		
G37	B	Mixed		
T38	C	Common alder	Fell to ground level	
G40		Mixed	Crown-lift/ remove self-set saplings to allow 5m height clearance over site (refer to TRP).	
G41	B			
G42	C			
T43	U	Ash		
G44	B	Mixed	Remove tree within redline boundary and crown-lift remaining canopy to 5m above site (refer to TRP).	
T45	C	Grey willow	Fell to ground level	
T46	A	Sessile oak		
T47	C	Elder		
T48	A	Sessile oak		
T49	C	Hawthorn		
G50	B	Mixed		
T51		Silver birch		
G52	C			
T53	B	Sessile oak		
T54				
G55	C	Hawthorn		
G56	B	Silver birch		
G57	C	Hawthorn		
G58		Mixed		
G59				

01	02/07/25	UPDATED TREE SURVEY	HL	AH
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:	BARRATT HOMES				
Project:	TROWS FARM, CASTLETON				
Title:	TREE WORKS SCHEDULE				
Issue:	STATUS				
Drawn:	HL	Checked:	AH	Approved:	AH
Project:	UG2826	Scale @ A0:	NTS	Date:	05/12/24
Dwg No:	UG_2826_ARB_TWS_01_P1	Revision:	01		

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T60	A	Sessile oak	Fell to ground level	To facilitate the proposed development
H61	C	Hawthorn		
G62		Goat Willow		
G63		Mixed		
G64		Hawthorn		
G65		Mixed		
T66	C	Hawthorn		
G67	A	Mixed		
G68	C	Hawthorn	Fell to ground level	
G69				
T70	B	Goat Willow		
G71	C	Mixed	Remove section (refer to TRP)	
G73			Fell to ground level	
G74			Remove section (refer to TRP)	
W76	A			

01

02/07/25

UPDATED TREE SURVEY

HL

AH

REV.

DATE

DESCRIPTION

DRAWN

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Client:

BARRATT HOMES

Project:

TROWS FARM,
CASTLETON

Title:

TREE WORKS SCHEDULE

Issue:

PLANNING

Drawn:

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Checked:

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Approved:

AH

Project:

UG2826

Scale @ A0:

NTS

Date:

09/12/24

Dwg No:

UG_2826_ARB_TWS_01_P2

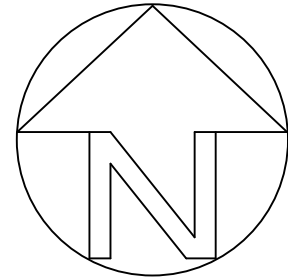
Revision:

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- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary
- Protective fencing (See TPI Inserts 1 & Insert 2)
- Ground Protection (see TPI insert 3)
- Arboricultural Supervised Excavation

01	01/07/25	UPDATED TREE SURVEY	HL	AH
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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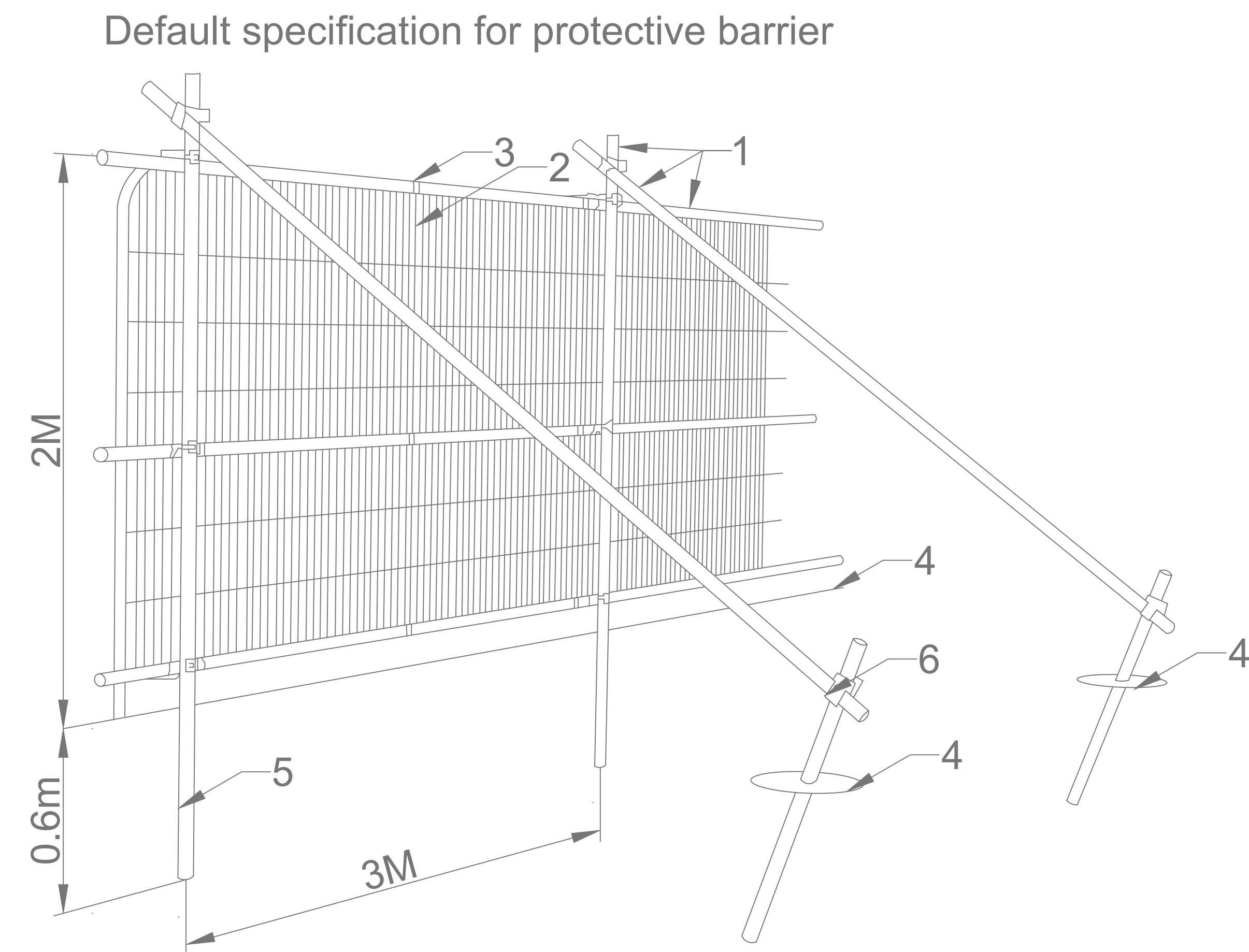
Client: **BARRATT HOMES**

Project: **TROWS FARM,
CASTLETON**

Title: **TREE PROTECTION PLAN**

Issue: PLANNING			
Drawn: HL	Checked: AH	Approved: AH	
Project: UG2826	Scale @ A0: 1:1000	Date: 05/12/24	
Dwg No: UG_2826_ARB_TPP_01	Revision: 01		

Insert 1: Tree protective fencing specification

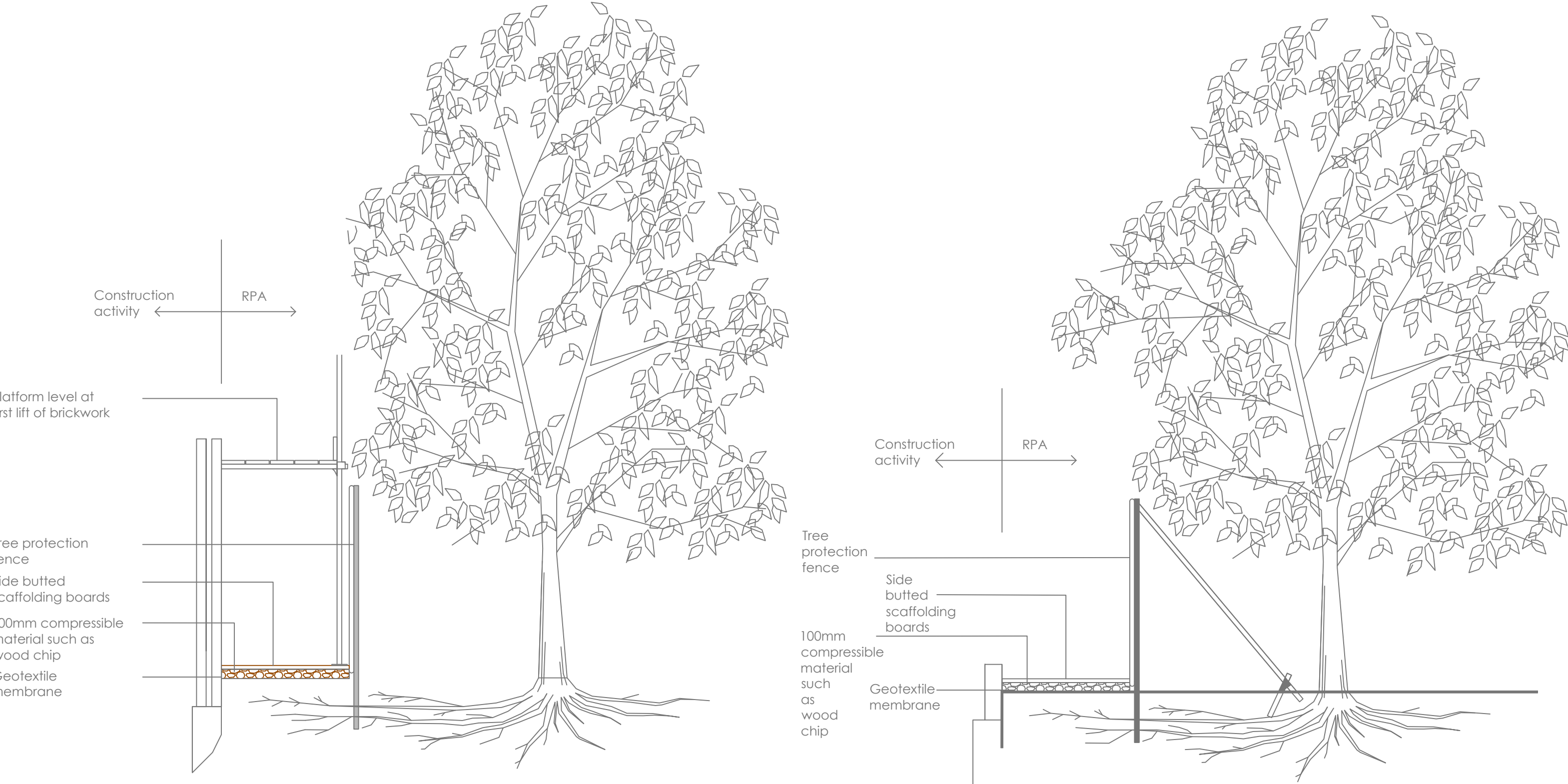


- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground untill secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps

Insert 2: Tree protection notice



Insert 3: Ground protection specification



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REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client:	BARRATT HOMES		
Project:	TROWS FARM, CASTLETON		
Title:	TREE PROTECTION INDEX		
Issue:	PLANNING		
Drawn:	HL	Checked:	AH
Project:	UG2826	Scale @ A0:	N/A
Dwg No:	UG_2826_ARB_TPI_01	Date:	05/12/24
		Revision:	01