

Site Tree Appraisal

Plumpton Cottage, Bury & Bolton Old Road, OL10 4AT

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



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INDEPENDENT ARBORICULTURAL CONSULTANCY

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Plumpton Cottage, Bury & Bolton Old Road, OL10 4AT:

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 Abdul and Aamir.

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 Irwin Mitchell to inspect the significant trees on and adjacent to the site that may be affected by the proposed property renovation and extension works 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 development 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: LR Design provided me with the following documents:

- *PS-2643-TS-01 Exiting Topographical Plan*
- *L1-106 REV A Proposed Site Plan*
- *2307 L21-307 Proposed Elevations*
- *2307 L2-201 REV F Proposed Lower GF Plan*

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 development 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 development (*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 unaccompanied site visit on 27th March 2026. All my observations were from ground level without detailed investigations and all dimensions were measured using a diameter tape and laser measure, heights were measured using a clinometer. If access was restricted measurements were estimated. The weather at the time of inspection was overcast and damp, visibility was acceptable.

2.2 Brief site description: Plumpton Cottage is a sizable detach house in the Bamford area of Rochdale. Pedestrian and vehicle access to the property is via the north corner of the plot off Rochdale and Bury Old Road. A long gravel driveway extends from the main entrance down to the cottage, which is located centrally in the grounds, abutting the northwest boundary. A sizable woodland is located along the property's southeastern boundary. Mature trees are also located along the west and southwest boundaries of the property, a number of which, belong to the neighbouring properties.

2.2.1 Site Aspect and Topography:

- The cottage front is east facing.
- The property's driveway extends from the main gate entrance down to the cottage frontage, with a gentle land level fall of approximately 3 metres. The rear gardens of the property are at an approximate 1.5 metres higher level than the gravel drive at the front of the cottage.

2.2.2 Preliminary Geological Information:

Soil Texture:	Loamy and Clayey
Soil pH:	Acid
Drainage:	Impeded Drainage
Fertility:	Low
Carbon:	Medium
Drains to:	Steam Network

(Cranfield Soil and Agrifood Institute; Land Information Systems, 2026)

2.2.3: Tree Protection Status: The Rochdale Council website gives little information on the Tree preservation Order status of trees and Conservation Areas.

2.3 Identification and location of the trees: The locations of the significant trees are illustrated on the Tree Constraints Plan *RTS/27032026/TCP 001* 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 assessment has been to a level one of the TRAQ assessment criteria.

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 involve internal renovations to the property. Additionally, it is proposed to construct a single storey hydrotherapy pool extension to the southern elevation of the cottage. 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 To facilitate the proposed hydrotherapy pool extension it will be necessary to remove beech tree T5. The proposed extension will significantly overlap the calculated root protection area (RPA) of T5, (see the arboricultural impact assessment drawing *RTS/27032026/AIA 002*). Also, the branch structure of T5 will have a significant over-hang the hydrotherapy pool’s roof. Beech tree T5 however is noted to be in decline; exhibiting low vigour and suffering from a high amount of crown die-back (photos 01 & 02). The ill health and current decline of the tree is likely due to historic ground level changes, the ground level has been significantly raised around the northwest side of the tree’s root zone, see photo 03. As a consequence, the safe longevity of T5 is likely to be limited to less than 10 years. The tree therefore currently poses a foreseeable risk to the existing property. Removal of T5 is recommended on health and safety grounds irrespective of the proposed property development.

3.4 Given that T5 is a sizable dominant tree at the woodland edge, its removal will expose trees; T4 and T6 to altered wind forces. T4 (photo 04) is a tall slender tree of weak structural form that is currently in a sheltered location due to the presence of T5. Beech tree T6, also currently sheltered by T5, has suffered previous large co-dominant limb failure (photos 01 & 05). Removal of T5 will expose its remaining co-dominant upper limb to altered wind forces. In order to maintain wildlife habitat, given that the trees are in a designated SBI, topping of T4 and T6 is recommended to reduce their canopy sail area following removal of T5.

Proposed Tree Removals

Category	Total	Tree Tag / Number
Cat A		
Cat B		
Cat C		
Cat U	1	T5

3.5 The removal of T5 will also expose T3 to altered wind forces, however, T3 has better structural form than trees T4 and T6. Its trunk girth and root flare are good, only its branch structure appears to be long and over-extended towards the canopy top. I would recommend that T3 merely be crown reduce pruned to allow the tree time to adapt to the altered wind forces following removal of T5. The neighbour’s large beech tree (T1) is in good condition, only having minor dead branches in the crown. Given that it will be close to the proposed hydrotherapy pool extension, I would recommend that the tree be crown clean pruned on a regular cycle, see paragraph 5.10. The tree pruning specifications are noted in the Recommendations, section 5 of the report.

3.6 The group of trees towards the far west of the rear gardens are beyond influence of the proposed property development, see arboricultural impact assessment drawing *RTS/27032026/AIA 002*. During the build process however, to avoid accidental damage and material storage on the soft ground areas within the RPAs of trees to be retained at the front of the property, temporary tree protective fencing is recommended. The protective fencing specifications are noted in the Recommendations, section 5 of the report.

4 CONCLUSIONS:

- 4.1** The proposed property development will require removal of one tree, crown reduction pruning of one tree and topping of two trees. Given the current condition of these four trees, the recommended tree works are advised irrespective of the property development. Given that the recommended tree works are in keeping with good arboricultural practice, the proposed property development would not be considered to have a negative impact the visual amenity of the area that is currently provided by the 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
T1	Crown clean prune, prune from the tree's crown dead branches that are greater than 50mm diameter (see paragraph 5.10).	Prior to any other site works
T3	Crown reduce prune the tree's height by approximately 4 metres, to obtain a final tree height of approximately 19 metres. To be affected by reducing the top tall branches back to a suitable lateral branch union so as to maintain a natural tree silhouette.	Prior to any other site works
T5	Fell to ground level.	Prior to any other site works
T4	Reduce the tree's height by topping to a height of approximately 10 metres. Following this work monitor the tree's condition for health and safety on an annual basis.	Prior to any other site works
T6	Reduce the tree's height by topping to a height of approximately 15 metres. Following this work monitor the tree's condition for health and safety on an annual basis.	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 and products 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 property development. 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/27032026/TPP 004; 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 inner side (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 installation 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** All contractor access and material deliveries to the build area should be via the existing front gate and gravel driveway. Under no circumstances should contractors move the tree protection fencing.
- 5.5** 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.
- 5.6** 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.
- 5.7** 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.
- 5.8** 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.
- 5.9** A project arboriculturist should be appointed to ensure that compliance with tree protection requirements are 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.
- 5.10** As tree crowns expand, especially when trees are growing in groups, some internal branches become over shaded and die. These dead branches, which can be up to 100mm diameter, may fall from the tree. This is a natural process known as natural pruning (or cladoptosis). A general rule, in high target areas, is to prune from the tree crowns dead branches that are greater than 50mm diameter, or where there are more vulnerable targets 25mm diameter. Dead branches smaller than 50mm and 25mm diameter are less likely to cause harm. Given that natural pruning is an ongoing natural processes, it would be prudent for the tree owner to undertake a 4 monthly nonprofessional walk round the trees, especially those that are located in high usage areas, looking for dead branches. If any concerns are noticed they should consult the arboriculturist.

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.
- Waterlogging 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.

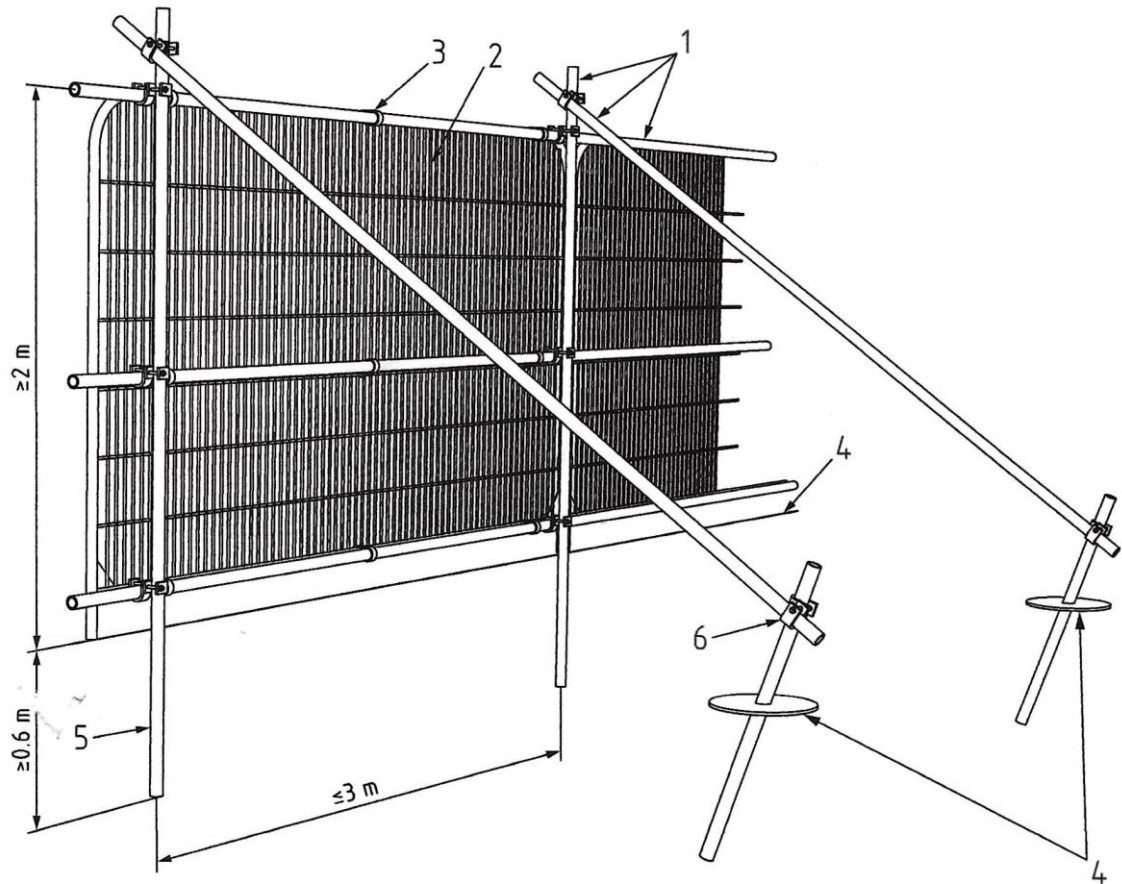
Appendix 4

Explanatory notes

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).
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 measurements are taken using a diameter tape and laser measure, tree heights are measured using a clinometer. If access is restricted measurements are estimated.
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 the 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

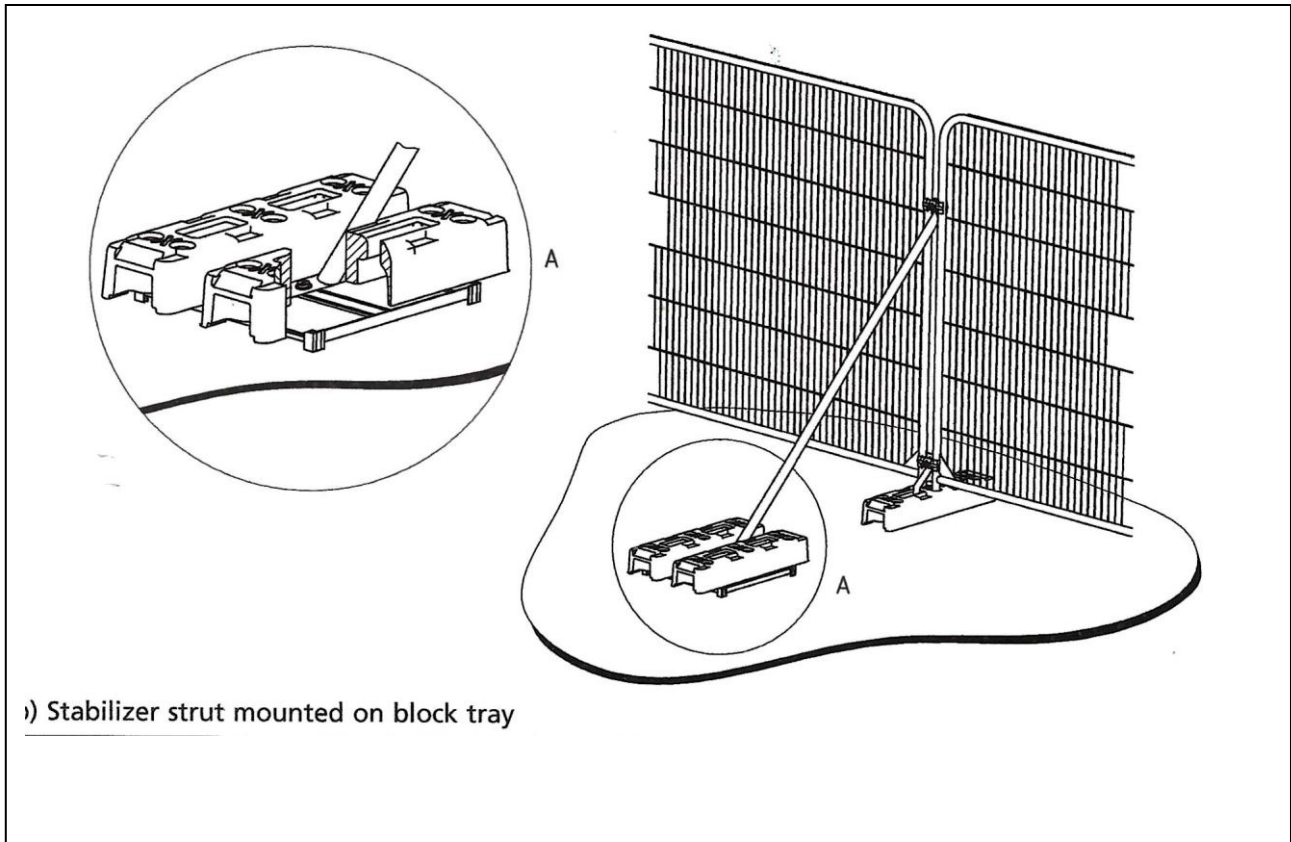


Key

- 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	Height (M) * Crown Height above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M) Direction of Lowest Branch	Age Range	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T1	Beech <i>Fagus sylvatica</i>	<u>30.0</u> 3.5	990	N – 11.0 S – 10.0 E – 8.0 W – 11.0	<u>5.0</u> W	Mature	Good	11.8	437	A1	The tree is on the neighbour's land at the top of the west side banking. Minor dead branches in the crown.
T2	Beech <i>Fagus sylvatica</i>	<u>30.0</u> 6.0	1170	N – 11.0 S – 10.0 E – 12.0 W – 11.0	<u>5.0</u> W	Mature	Good	14.0	615	A1	The tree is on the neighbour's land at the top of the west side banking. Minor dead branches in the crown.
T3	Oak <i>Quercus robur</i>	<u>23.0</u> 7.0	550	N – 6.0 S – 3.0 E – 3.0 W – 5.0	<u>6.0</u> N	Mature	Good	6.6	136	B1	Tree located at the top of the southern side banking. Minor dead branches in the crown; Tall slender growth form.
T4	Sycamore <i>Acer pseudoplatanus</i>	<u>20.0</u> 15.0	320	N – 3.0 S – 2.0 E – 1.0 W – 3.0	<u>14.0</u> N	Early Mature	Poor	3.8	45	U	Very tall poor structural form; The tree is located in a sheltered location.
T5	Beech <i>Fagus sylvatica</i>	<u>30.0</u> 10.0	900	N – 14.0 S – 8.0 E – 14.0 W – 9.5	<u>10.0</u> N	Mature	Poor	10.8	366	U	Upper crown die-back; significant ground level grade rise around the root zone, trunk bole and buttress roots.
T6	Beech <i>Fagus sylvatica</i>	<u>30.0</u> 3.0	800	N – 7.0 S – 3.0 E – 5.0 W – 9.0	<u>4.0</u> N	Mature	Poor	9.6	289	C1	A tall slender tree in a sheltered location; There has been an historic large limb failure from the top east side of the crown.

Tree No	Species	Height (M) * Crown Height above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M) Direction of Lowest Branch	Age Range	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T7	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>25.0</u> 2.0	500	N – 7.5 S – 4.0 E – 4.0 W – 8.5	<u>4.0</u> E	Mature	Fair to Good	6.0	113	B1	Minor dead branchers in the crown
T8	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>18.0</u> 2.5	500	N – 4.0 S – 4.0 E – 6.0 W – 5.0	<u>2.5</u> W	Mature	Good	6.0	113	B1	Minor dead branchers in the crown
T9	Beech <i>Fagus sylvatica</i>	<u>23.0</u> 10.0	700	N – 15.0 S – 10.0 E – 6.0 W – 5.0	<u>10.0</u> N	Mature	Good	8.4	221	A1	Located on neighbouring land behind an earth retaining wall; Minor dead branches in the crown.
T10	Beech <i>Fagus sylvatica</i>	<u>18.0</u> 5.0	445	N – 7.0 S – 3.0 E – 6.0 W – 4.0	<u>6.0</u> N	Mature	Good	5.3	88	B1	A tall slender tree in a sheltered location.
T11	Sycamore <i>Acer pseudoplatanus</i>	<u>18.0</u> 5.0	500	N – 6.0 S – 4.0 E – 6.0 W – 3.0	<u>5.0</u> E	Mature	Good	6.0	113	B1	Minor dead branches in the crown.
T12	Fir <i>Abies alba</i>	<u>6.5</u> 1.8	155	N – 2.5 S – 2.0 E – 2.5 W – 2.0	<u>1.8</u> N	Early Mature	Good	1.8	10	C1	A small ornamental conifer 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:

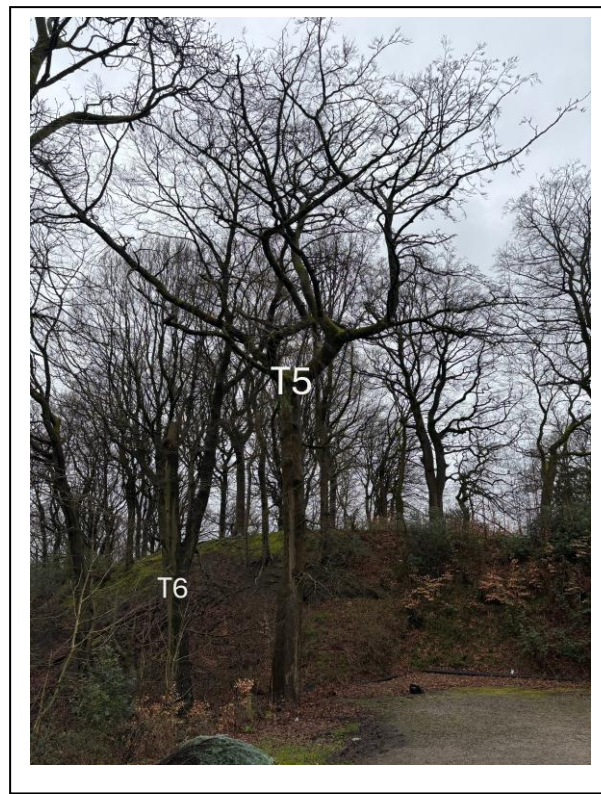


Photo 02:



Photo 03:



Photo 04:



Photo 05:

