



Spurr House, Bury

Arboricultural Impact Assessment

For **Watson Homes**

Project No.: **WAT005-001**

October 2024

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FIGURE 1: SITE LOCATION PLAN

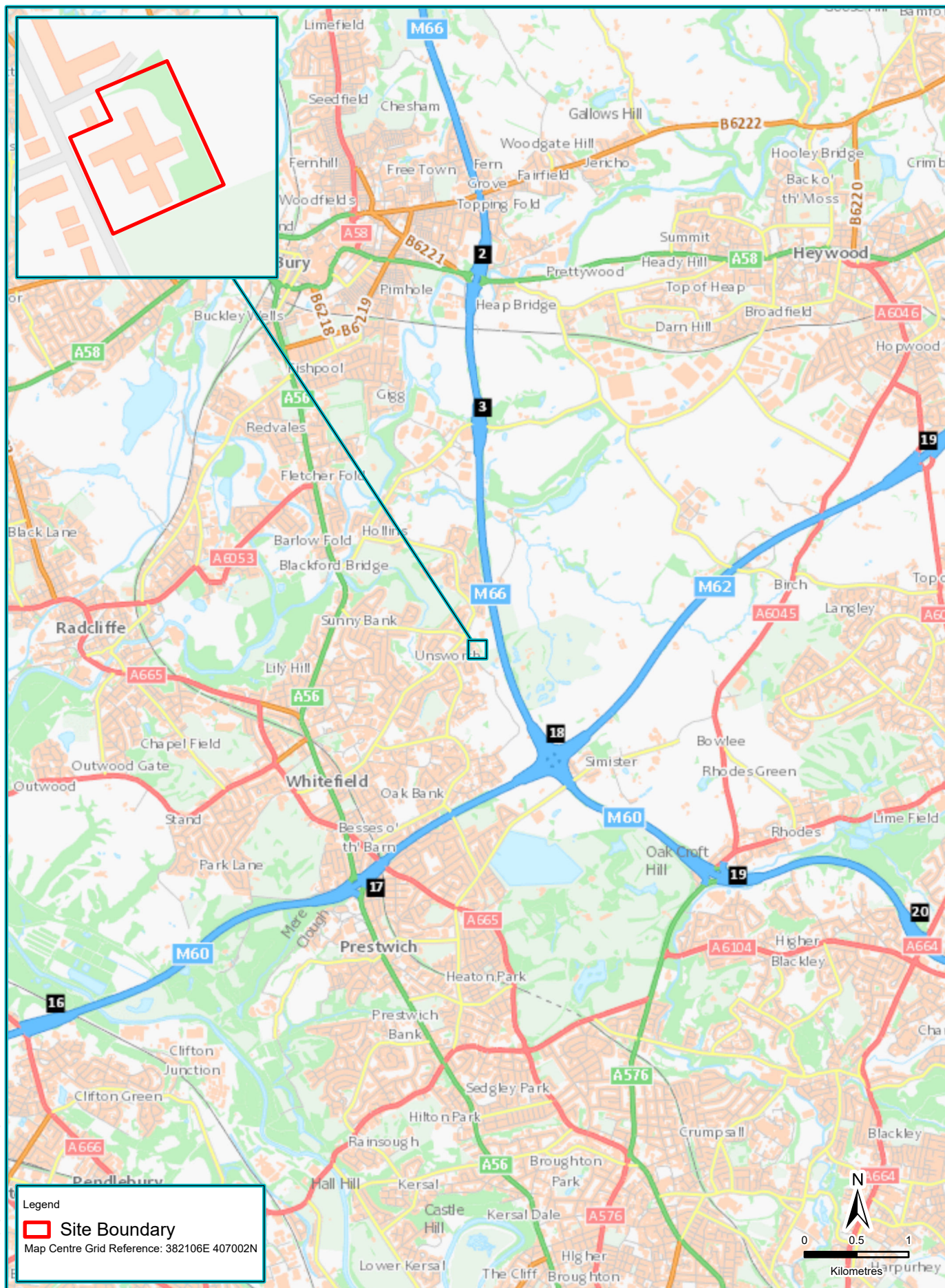
FIGURE 2: TREE CONSTRAINTS PLAN (TCP01)

FIGURE 3: TREE RETENTION AND REMOVAL PLAN (TRRP01)

1. Summary

- 1.1.1** Watson Homes commissioned Thomson Environmental Consultants to conduct an arboricultural impact assessment for the development proposals at Spurr House, Bury. These involve the demolition of the existing building and construction of a new building for residential purposes, along with new car parking arrangements and landscaping. This report follows the arboricultural survey report submitted by Thomson Environmental Consultants.
- 1.1.2** A total of 39 individual trees and 13 groups of trees were recorded during the survey, details of which are listed in the Tree Schedule at Appendix 1. This comprised of 13 Category 'B' individual trees, 23 Category 'C' individual trees, 3 Category 'U' individual trees, four Category 'B' groups of trees and nine Category 'C' groups of trees.
- 1.1.3** The development proposals directly require the complete removal of 16 trees, four groups of trees and the partial removal of one further group of trees. A full breakdown of these trees along with their quality category is provided at Appendix 3 and at section 4.3 of this report.
- 1.1.4** This means that 23 individual trees and eight groups of trees will be retained entirely within the scheme and where only partial removal is required, sections of these groups will also be retained. All retained trees can be integrated into the new development, providing the protection measures outlined within this report are detailed fully within a comprehensive arboricultural method statement, implemented as a condition of planning consent. This will involve the construction of sections of new car park using 'no-dig' methodologies, incorporating a suitable cellular confinement system.
- 1.1.5** A number of impacts to retained trees have also been identified which are to be mitigated by the measures described within this report, to be detailed within a comprehensive method statement. These impacts are:
- Construction of new hard standing in areas of existing grass / soft landscaping - T04, T12, T29, T31, T33, T38, T39
- 1.1.6** Checks made using Bury Metropolitan Borough Council's interactive mapping software on 30th September 2024 confirmed that no trees surveyed as part of this report are subject to any Tree Preservation Orders and the site is not located within a Conservation Area.

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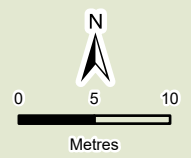


Client	Watson Construction	Drawing Ref	WAT005-001/406195/1	
Figure Number	1	Scale at A4	1:50,000	
Figure Title	Site Location	Drawn	KC	Checked
		Date	01/10/2024	AS
		Date	01/10/2024	

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Legend

- Canopy Extent of Category 'B' Tree
- Canopy Extent of Category 'C' Tree
- Canopy Extent of Category 'U' Tree
- Root Protection Area of Tree / Group
- Root Protection Area of Tree / Group to be Removed
- Stem of Individual Tree
- Stem of Individual Tree to be Removed
- Extent of Tree Stems within Groups / Hedges to be Retained
- Extent of Tree Stems within Groups / Hedges to be Removed
- Site Boundary

Map Centre Grid Reference: 382105E 407002N

This map has been drawn at a sufficient level of accuracy to fulfil the requirements of an Arboricultural survey. The level of accuracy depends on both the size of the area involved, GPS accuracy and the detail of topographic mapping. Every effort has been made to create a map that is as accurate as possible. However, this map is not intended to represent a scaled landscape survey so should not be used to pin-point accurate engineering work or as a basis for detailed site planning where an accurate topographical survey has not been provided to help inform the arboricultural survey.

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Watson Homes	
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3	
Figure Title	

Tree Removal and
Retention Plan
(TRRP01)

2. Introduction

2.1 Brief and Objectives

2.1.1 Watson Homes commissioned Thomson Environmental Consultants to complete an arboricultural impact assessment (AIA) based on the development proposals at Spurr House, Bury (hereafter referred to as 'the site').

2.1.2 The brief was to complete:

- An Arboricultural Impact Assessment based on the development proposals; and
- A Tree Retention & Removal Plan

2.1.3 The purpose of the AIA is to determine which existing trees will need to be removed for the development proposals and identify any impacts to retained trees.

2.2 Development Background

2.2.1 The development proposals for the site involve the demolition of the existing building and construction of a new building for residential purposes, along with new car parking arrangements and landscaping. These proposals are hereafter referred to as 'the development'.

2.2.2 There are a number of trees within and adjacent to the site boundary that will be affected by the development.

2.2.3 Checks made using Bury Metropolitan Borough Council's interactive mapping software on 30th September 2024 confirmed that no trees surveyed as part of this report are subject to any Tree Preservation Orders and the site is not located within a Conservation Area.

2.2.4 A review of the DEFRA MAGIC map was also undertaken which showed that there are no designated ancient woodlands within or adjacent to the site.

2.3 Limitations

2.3.1 The information provided within this report and in the accompanying Tree Schedule covers only those trees that were inspected and their condition at the time of survey.

2.3.2 This assessment has been prepared based on the development proposal plans provided by Watson Homes. Any differing layouts, tree removal/retention requests or revised construction methods will need to be reviewed.

2.3.3 Whilst this report makes general observations on the long-term potential of the trees surveyed, trees are dynamic organisms and subject to continual change. This report should therefore not be relied upon for the purposes of development for more than 24 months from the date of survey.

3. Planning Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2023) provides planning policy guidance at a national level. The Framework details the aspiration to secure increased tree cover within new developments; comprises both new tree planting and the retention of existing trees where possible; states that decisions should contribute to and enhance the natural and local environment; requires that development proposals award particular consideration to Veteran Trees and Ancient Woodland as important features; and emphasizes the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover (relevant parts reproduced below).

3.1.2 Achieving well-designed places - Paragraph 136:

'Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.'

3.1.3 Habitats and biodiversity - Paragraph 186c:

'Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;'

3.2 Local Plan Policy

3.2.1 Bury Unitary Development Plan

3.2.2 EN8 - WOODLAND AND TREES

The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.

3.2.3 EN1/3 - Landscaping Provision

Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

Justification

Landscaped areas associated with buildings can make an important contribution to the environmental quality of an area. The provision of carefully considered landscape works as an integral part of the design process can provide an attractive environment whilst improving a development's marketability. This policy will be implemented through negotiation with developers when proposals are submitted. Developers should demonstrate that they have considered the

wider settings of the development, especially the appearance and treatment of the spaces between and around buildings.

3.2.4 Attention should be paid to the retention of trees, hedges and other ecological features within development sites. The carrying out of new planting, particularly of locally native species, will be encouraged.

3.2.5 Where proposals abut the open countryside, landscaping can soften the harsh line between open land and the built-up area. Proper landscaping will give relief to the built environment and enhance important aspects of the countryside.

3.2.6 Where appropriate, developers should provide incidental and amenity open space in their proposals particularly in urban areas.

3.3 **Supplementary Planning Guidance**

3.3.1 'Development Control Policy Guidance Note 16

Integrate trees and other soft landscape elements with elements of street furniture and paving in a coordinated way;

4. Arboricultural Impact Assessment (AIA)

4.1 Introduction

4.1.1 The purpose of this section is to determine which existing trees will need to be removed for the development proposals, which trees can be retained and identify any impacts to retained trees.

4.1.2 The protection of retained trees is paramount to their survival during the development process and their consequent long-term contribution to the site. The Root Protection Areas (RPAs) of trees identified for retention should remain protected throughout the development to avoid potential damage, such as:

- Soil compaction;
- Root severance due to excavation;
- Soil coverage with impermeable material;
- Alterations in ground level;
- Leaks and spillages from stored materials; and
- Vehicle and heavy plant collision.

4.2 Documents

4.2.1 This assessment has been based on documents listed within Table 1 below.

Table 1: Documents upon which this assessment has been based

Originator	Ref No	Title
SurveyEng Ltd	WH.TS.10 Spurr House, Unsworth - Topo Survey	Topographical Land Survey
tadw architects	Pole Lane Sketch Scheme_overlaid with tree survey plan_230924	Proposed Site Plan overlaid with Tree Survey Plan
Thomson Environmental Consultants	WAT005_001_Fig2_TCP_KC_031024	Tree Constraints Plan
Thomson Environmental Consultants	WAT005-001 Arb Survey Report Spurr House, Bury 001 RA merged	Arb Survey Report Spurr House

4.3 Trees to be removed

4.3.1 The development proposals directly require the complete removal of 16 trees, four groups of trees and the partial removal of one further group of trees. A full breakdown of these trees along with their quality category is provided at Appendix 3 and at section 4.3 of this report.

- 4.3.2** The Tree Retention and Removal Plan (Figure 3) has been based on the documents shown in Table 1 and identifies the relationship and conflicts between the proposals and the existing trees. A breakdown of removals and retentions by BS5837 quality category is shown in Table 2 below and at Appendix 2, which also lists the tree reference numbers.

Table 2: Summary of Trees to be removed

Removal	Tree Category				Total
	A	B	C	U	
Number of Trees	0	3	11	2	16
Number of Groups (Full)	0	0	4	0	4
Number of Groups (Part)	0	0	1	0	1
Total	0	3	16	2	21

- 4.3.3** The ‘number of trees’ in Table 2 above denotes individual trees as referenced within this report to be removed. ‘Number of groups’ denotes any tree group that requires some removal, whether that be partial removal or in full. Appendix 2 identifies all individual trees and groups of trees that are to be removed and give a reason as to why removal is required. The table also includes whether partial or full removal of groups of trees is required.

4.4 Impacts on retained trees

- 4.4.1** Table 3 below provides a summary of the anticipated impacts to retained trees associated with the enabling and demolition phase, and construction phase of the development. A rating is also provided for each impact; either negligible, significant or high.

- 4.4.2** ‘Negligible’ impacts are works that affect retained trees, whether the canopy and or the root protection area, but that will not cause any damage which will have any implications for the long-term health and retention of the tree (providing very basic tree protection measures are adhered to). Encroachment into an RPA amounting to less than 10% will ordinarily be considered a ‘negligible’ impact.

- 4.4.3** ‘Significant’ impacts are works that affect retained trees, whether the canopy and or the root protection area and, in the absence of suitable controls, have the potential to cause damage that could have implications for the long-term health and retention of the tree. Encroachment into an RPA amounting to between 10% and 20% will ordinarily be considered a ‘significant’ impact.

- 4.4.4** ‘High’ impacts are works that affect retained trees, whether the canopy and or the root protection area and, in the absence of suitable controls, will cause damage that will have implications for the long-term health and retention of the tree. Encroachment into the RPA amounting to above 20% will ordinarily be considered a ‘High’ impact.

Table 3: Summary of Impacts on Retained Trees

Construction Phase			
Tree	Category	Impact	Rating
T04	C 2	Construction of new hard standing in areas of existing grass / soft landscaping	Significant
T12	B 1	Construction of new hard standing in areas of existing grass / soft landscaping	Significant
T29	B 2	Construction of new hard standing in areas of existing grass / soft landscaping	Negligible
T31	B 2	Construction of new hard standing in areas of existing grass / soft landscaping	Negligible
T33	B 2	Construction of new hard standing in areas of existing grass / soft landscaping	High
T38	C 2	Construction of new hard standing in areas of existing grass / soft landscaping	Negligible
T39	C 2	Construction of new hard standing in areas of existing grass / soft landscaping	Significant

4.4.5 All impacts listed above are discussed in the following section in order of their 'Rating' within the two key phases: 'High' impacts are addressed first, followed by 'Significant' and finally those rated as 'Negligible' (where these are applicable within that phase).

4.5 Discussion of impacts on retained trees - Construction Phase

*Construction of new hard standing in areas of existing grass / soft landscaping - Applies to: T33.
(Impact rating: High)*

4.5.1 There is a new car park proposed within an existing grassed area within the root protection area of T33.

4.5.2 It is considered acceptable for excavations to be carried out using a mini-excavator in this area; however, the machinery will need to be positioned on temporary ground protection at all times to prevent unnecessary ground compaction within the RPA. Only a very shallow scrape of the surface vegetation and grass should be permitted, with the new surface built up from this level using an appropriate cellular confinement system, finished with a porous top surface.

4.5.3 If some small diameter roots are uncovered (less than 25mm), these should be pruned using sharp hand tools appropriate to the task. Structural roots larger than this should not be pruned at any time. This entire process will need to be supervised by the project arboriculturist to ensure works are carried out in strict accordance with the above methodology.

- 4.5.4 The new hard standing area will cause some reduction in permeability and gas diffusivity compared to the existing open space; however, providing it is constructed carefully in accordance with details provided within an arboricultural method statement, the impacts to T33 should be acceptable.

Construction of new hard standing in areas of existing grass / soft landscaping - Applies to: T12. (Impact rating: Significant)

- 4.5.5 There is also a proposed parking bay and new footpath positioned within existing grassed areas within the root protection area of T12. Again, the use of a mini-excavator to carry out initial excavations may be acceptable; however, it will need to be positioned outside of the RPA at all times, reaching in towards the tree, only carrying out a very shallow scrape of the surface vegetation and grass under supervision of the project arboriculturist. The new surfaces will then be built up from this level using an appropriate cellular confinement system, finished with a porous top surface.

- 4.5.6 If some small diameter roots are uncovered (less than 25mm), these should be pruned using sharp hand tools appropriate to the task. Structural roots larger than this should not be pruned at any time. This entire process will need to be supervised by the project arboriculturist to ensure works are carried out in strict accordance with the above methodology.

Construction of new hard standing in areas of existing grass / soft landscaping - Applies to: T04, T39. (Impact rating: Significant)

- 4.5.7 The new entrance road encroaches within 13% and 15% of the RPAs of T39 and T04 respectively. As these areas are located within existing soft landscaping and in the case of T04, at its closest is 1.8m from the stem of the tree, it is likely that excavations for the road will expose roots.

- 4.5.8 These works could have implications for the long-term health of the trees and therefore design options to minimise potential root loss as much as possible should be explored. This could involve constructing sections within RPAs using a 'no-dig' solution and incorporate a suitable cellular confinement system. This would avoid deep excavations that could cause significant root loss.

Construction of new hard standing in areas of existing grass / soft landscaping - Applies to: T29, T31. (Impact rating: Negligible)

- 4.5.9 The same new section of car park that is located within the RPA of T33 is also located within the RPAs of T29 and T31, though to a lesser extent.

- 4.5.10 Considering that only small proportions of the RPAs will be affected, it should be possible to carry out the excavations with all machinery located entirely outside the RPAs of these trees. However, as the installation process for T33 requires temporary ground protection, this surface should be utilised for all works in this area of the site, to minimise potential root damage.

Proposed perimeter fences

- 4.5.11 The proposed perimeter fence is located through the RPAs of a number of trees proposed for retention around the perimeter of the site.

4.5.12 The installation of fences within RPAs is generally not significant in terms of causing significant damage to roots, providing excavations for post holes are as small as possible and dug by hand using tools appropriate to the task.

4.5.13 Where the alignment of the fence conflicts with an existing tree, it should be orientated to avoid the stem of the tree, to allow its retention. The fence should not require the removal of any existing trees.

4.5.14 Details of the specific methodologies required to protect the trees against the potential impacts associated to fence installation should be detailed within a comprehensive arboricultural method statement.

4.6 Shading

4.6.1 Most of the tree removal is located to the west of the site and so the impact of shading is not expected to change substantially to that which already exists. Although trees to the south of existing buildings cast an element of shade at certain times of the day, this shade should only be for relatively short periods of time and is not anticipated to become an overbearing presence.

4.6.2 It is not considered that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

4.7 Tree Pruning

4.7.1 The details for any trees requiring pruning works, whether that be for access facilitation or to mitigate any risk, are provided at Appendix 4. Providing that these works are controlled and carried out in accordance with BS3998: 2010 Tree work - Recommendations, then the visual impact of the work will be minimal and will not cause any significant implications for the health of the trees. These works should be included within a comprehensive arboricultural method statement, which will also detail the specifics of protecting retained trees.

4.8 Services and Utilities

4.8.1 Detailed drawings of underground services are not available at this time; therefore it is not possible to identify any specific impacts associated to this aspect of the project.

4.8.2 If new services are to be introduced into the site they should be located outside of the RPAs where they will not interfere with tree roots. Final positions of any proposed services should be verified and approved by an arboricultural consultant and the Local Authority Tree Officer before implementation.

4.8.3 If service installation is required within RPAs then the guidelines within National Joint Utilities Group publication 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees' (NJUG 4, 2007) should be adhered to.

4.8.4 Where possible, trenchless techniques should be employed and only as a last resort should a traditional trench be used. If a traditional trench cannot be avoided, excavations should be carried

out under the supervision of a suitably qualified arboriculturist using a 'hand-dig' approach or excavation using compressed air. An air-spade would be one example of this.

4.9 Protection of Trees During Construction

4.9.1 Where construction works are located within and immediately adjacent to root protection areas, the RPAs of the retained trees should be protected by tree protection fencing to the specification laid out in BS5837:2012. The area protected by the fencing shall be known as the Construction Exclusion Zone (CEZ) this will be detailed within the arboricultural method statement that includes a tree protection plan.

4.9.2 The method statement will also include the requirement for any ground protection and specialised construction methodologies that may be required to ensure the protection of retained trees. These details will also be included on the tree protection plan.

4.10 New Planting

4.10.1 New tree planting should be appropriate for the future use of the development and not just aim to replace the number of trees that have been removed.

4.10.2 Trees removed as part of the development should be replaced as part of a landscape strategy for the site, in line with local plan requirements, that integrates the development into the surrounding landscape. This should include a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

4.10.3 Well-informed planting aims to maximise the benefits of trees whilst minimising or mitigating any adverse effects new trees may pose. This can be achieved through careful choice of tree species, planting location and considering the future context of the planting. Trees make a significant contribution to ecosystem services and this should be taken into account in the design of new tree planting projects.

4.10.4 Guidance on how newly planted trees can be successfully grown and planted and flourish in their environment without excessive maintenance can be found in British Standard BS8545:2014 '*Trees: from nursery to independence in the landscape - Recommendations*' (BS8545:2014).

4.10.5 Local government authorities produce local plans and supporting documents which often include area action plans and policies on trees within defined areas. These should be consulted during the landscaping design process. Where appropriate, the design of new tree planting projects should be informed by the responses to community consultation and local interest groups.

4.11 Post Development Management

4.11.1 Retained trees and any new trees planted as part of the final landscaping scheme would benefit from a tree management system. Guidance on the level of tree management required can be found in the National Tree Safety Group publication, '*Common sense risk management of trees*' (NTSG, 2011).

4.12 Conclusion

- 4.12.1 The development proposals have been reviewed against the existing trees and the impacts assessed within this report.
- 4.12.2 The development proposals directly require the complete removal of 16 trees, four groups of trees and the partial removal of one further group of trees. A full breakdown of these trees along with their quality category is provided at Appendix 3 and at section 4.3 of this report.
- 4.12.3 This means that 23 individual trees and eight groups of trees will be retained entirely within the scheme and where only partial removal is required, sections of these groups will also be retained. All retained trees can be integrated into the new development, providing the protection measures outlined within this report are detailed fully within a comprehensive arboricultural method statement, implemented as a condition of planning consent. This will involve the construction of sections of new car park using 'no-dig' methodologies, incorporating a suitable cellular confinement system.
- 4.12.4 Trees removed as part of the development should be replaced as part of a landscape strategy for the site, in line with local plan requirements, that integrates the development into the surrounding landscape. This should include a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.
- 4.12.5 The design of the entrance road adjacent to T39 and T04 needs to be carefully considered in future revisions of the layout to avoid causing significant damage to these trees. This will either mean moving the road further away from the trees or involve constructing sections within RPAs using a 'no-dig' methodology.

5. Recommendations

- 5.1.1 A detailed Arboricultural Method Statement supported by technical drawings should be prepared to detail the protection measures required for retained trees. This should be secured by a Planning Condition, to include auditing tree protection and subsequent reporting to the Council. Details of proposed levels and service routes should be included within the method statement.
- 5.1.2 A landscape proposal should be prepared for the site, to include where feasible provision for the planting of a mixture of native, as well as ornamental trees, shrubs and hedges, and implemented as a condition of planning consent.
- 5.1.3 Once detailed finalised drawings for the underground services have been produced, they should be reviewed by an arboricultural consultant prior to approval by the Local Planning Authority Tree Officer.

6. Bibliography

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Appendix 1 - Tree Schedule

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m ²)	RPA radius (m)
T01	Lawson's cypress; Chamaecyparis lawsoniana	11	450	1	1	1	1	1 N	1	Early mature	20+	Fair	Fair	Developing bark inclusion at approximately 1.5m. Some landscape importance along adjacent road.	None	B 2	91.57	5.40
T02	Swedish whitebeam; Sorbus intermedia	5	190	2	3	1	1	1 W	2	Semi- mature	10+	Poor	Poor	Main leader snapped out. Appears in relatively poor condition.	None	C 1	16.32	2.28
T03	Swedish whitebeam; Sorbus intermedia	5	200	2	2	2	2	2 N	1	Semi- mature	10+	Fair	Fair	Some damage to lower stem. Not a particularly important tree.	None	C 2	18.09	2.40
T04	field maple; Acer campestre	8	280	4	3	3	3	2 S	4	Semi- mature	20+	Fair	Fair	Tree located immediately adjacent to assumed site boundary fence.	None	C 2	35.45	3.36
T05	field maple; Acer campestre	7	180	3	5	4	1	2 N	2	Semi- mature	20+	Fair	Fair	Tree located immediately adjacent to assumed site boundary fence.	None	C 2	14.65	2.16
T06	silver birch; Betula pendula	10	310	3	3	3	3	2 W	1	Semi- mature	20+	Good	Good	Developing well. Balanced canopy. Good vitality.	None	C 2	43.46	3.72
T07	silver birch; Betula pendula	10	380	4	4	4	4	2 S	4	Early mature	<10	Poor	Poor	Evident reduction in canopy vitality and small diameter dead wood throughout. Fungal fruiting bodies of Piptoporus betulinus on lower stem.	None	U	65.30	4.56
T08	silver birch; Betula pendula	12	400	5	5	5	5	3 W	2	Early mature	20+	Good	Good	Important landscape feature along adjacent road. crown can easily be lifted over adjacent road to South to 3 meters.	None	B 1	72.35	4.80
T09	Lawson's cypress; Chamaecyparis lawsoniana	11	340	1	1	1	1	2 N	1	Early mature	20+	Good	Good	Typical conical form for species. Not particularly important.	None	C 2	52.28	4.08
T10	silver birch; Betula pendula	13	410	2	4	5	4	2 S	2	Early mature	20+	Fair	Good	Developing a slight canopy bias away from adjacent trees. Some reduced vitality.	None	C 1	76.02	4.92
T11	silver birch; Betula pendula	18	490	6	6	6	6	3 S	3	Early mature	20+	Good	Good	Prominent landscape feature with no evident significant structural defects or signs of ill health. Some minor	None	B 1	108.58	5.88

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
														trimmer damage to base. Tree leans slightly East.				
T12	silver birch; Betula pendula	11	420	4	4	4	4	2 W	2	Early mature	20+	Good	Good	Good example of species forming an important feature along adjacent road.	None	B 1	79.77	5.04
T13	silver birch; Betula pendula	9	200, 160	2	2	2	2	3 W	1	Young	20+	Fair	Fair	Two main stems, one leaning on ground.	None	C 1	29.60	3.07
T14	silver birch; Betula pendula	13	310	5	3	3	5	3 W	3	Early mature	20+	Good	Good	Slight canopy bias away from trees to East. Some trimmer damage to base.	None	C 2	43.46	3.72
T15	goat willow; Salix caprea	5	90	2	2	2	2	2 S	2	Young	20+	Fair	Fair	Low value self seeded goat willow on-site.	None	C 1	3.66	1.08
T16	crack willow; Salix fragilis	20	620	4	1	7	7	2 S	3	Mature	40+	Good	Good	One of the larger trees on site. Lower stem becoming Ivy colonised. Dense bramble understorey. Canopy bias away from adjacent willow.	None	B 2	173.83	7.44
T17	crack willow; Salix fragilis	18	500	3	2	2	2	10 S	13	Mature	20+	Fair	Fair	Somewhat fastigate, etiolated form.	None	B 1	113.05	6.00
T18	crack willow; Salix fragilis	18	370	2	3	8	4	6 S	8	Early mature	20+	Fair	Fair	Significant canopy biased South. Not a particularly good example of species. Ivy on lower stem.	None	C 2	61.91	4.44
T19	wild cherry; Prunus avium	6	290	1	3	8	3	2 S	0	Semi-mature	20+	Fair	Fair	Significant canopy biased South. Not a particularly good example of species.	None	C 2	38.03	3.48
T20	crack willow; Salix fragilis	5	700	1	-	-	-	2 S	0	Over-mature	20+	Dead	Fair	Dead standing monolith to 5m with multiple Ganoderma applanatum brackets around base.	Should be reduced to 3m and large diameter dead wood removed.	U	221.58	8.40
T21	crack willow; Salix fragilis	14	370	2	3	5	4	6 S	8	Early mature	20+	Fair	Fair	Significant canopy biased South. Not a particularly good example of species. Ivy on lower stem.	None	C 2	61.91	4.44
T22	wild cherry; Prunus avium	8	260	2	1	3	1	3 S	4	Young	20+	Fair	Fair	Low value self seeded with canopy bias.	None	C 2	30.57	3.12

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T23	wild cherry; Prunus avium	8	150	2	1	3	1	3 S	4	Young	20+	Fair	Fair	Low value self seeded with canopy bias.	None	C 2	10.17	1.80
T24	crack willow; Salix fragilis	18	450, 300, 300	4	3	3	7	5 W	3	Early mature	20+	Fair	Fair	One of a larger group of self seeded willows. Ground drops off by approximately 1.5m.	None	C 2	172.90	7.42
T25	crack willow; Salix fragilis	18	350, 350, 350	5	9	6	10	4 W	3	Early mature	20+	Fair	Fair	Multi stemmed willow. Canopy can be suitably lifted to 5m by removing two to secondary branches back to main stem. Some reduced vitality and one snapped out branch on western side.	None	B 2	165.98	7.27
T26	crack willow; Salix fragilis	19	630, 630, 580	6	11	11	11	4 W	5	Mature	20+	Fair	Fair	Some medium diameter dead wood in lower canopy. Ivy beginning to colonise main stems.	None	B 2	511.30	12.76
T27	Swedish whitebeam; Sorbus intermedia	4	60, 60, 60	3	1	1	1	2 N	2	Young	<10	Fair	Fair	Low-value tree.	None	C 1	4.91	1.25
T28	crack willow; Salix fragilis	15	450, 450	7	1	2	4	2 N	4	Mature	10+	Poor	Poor	Canopy appears in decline at a number of branch tips. Some fungal fruiting bodies on lower stem.	None	U	183.30	7.64
T29	crack willow; Salix fragilis	17	850	5	13	9	1	2 E	4	Mature	20+	Good	Fair	Stem orientated significantly to East. Beginnings of bark necrosis on mid stem. Lack of canopy to west.	None	B 2	326.72	10.20
T30	crack willow; Salix fragilis	16	490	1	2	9	2	3 S	2	Early mature	20+	Good	Fair	All growth oriented to South away from adjacent larger tree to North.	None	B 2	108.58	5.88
T31	crack willow; Salix fragilis	18	850	4	3	4	10	3 W	2	Mature	20+	Good	Fair	Tree located approximately 1-2 meters lower than building level down a small embankment. Prominent landscape feature.	None	B 2	326.72	10.20
T32	crack willow; Salix fragilis	17	740	1	2	9	2	3 S	2	Mature	20+	Good	Fair	cannabis to South. all growth oriented to South away from adjacent larger tree to North.	None	B 2	247.63	8.88
T33	crack willow; Salix fragilis	16	750	5	4	2	8	2 N	1	Mature	20+	Good	Fair	Stem located lower than site levels at bottom of embankment. Important contribution to canopy of wider group of willows.	None	B 2	254.37	9.00

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m2)	RPA radius (m)
T34	wild cherry; Prunus avium	5	200, 200	5	4	2	4	2 N	1	Semi- mature	20+	Fair	Fair	Stem diameters estimated. Not a particularly good example of species.	None	C 2	36.09	3.39
T35	hawthorn; Crataegus monogyna	3	180	1	0	4	3	3 W	0	Semi- mature	20+	Fair	Fair	Low value self-seeded Hawthorn on embankment.	None	C 1	14.65	2.16
T36	silver birch; Betula pendula	12	360	6	4	1	4	2 W	1	Early mature	10+	Fair	Fair	Significant canopy bias to North. Some small diameter dead wood. Snapped decaying large diameter branch at 2m.	None	C 2	58.61	4.32
T37	silver birch; Betula pendula	8	90	2	2	2	2	2 N	1	Young	20+	Fair	Fair	Low-value self seeded tree.	None	C 1	3.66	1.08
T38	field maple; Acer campestre	8	250	3	3	3	3	2 N	3	Semi- mature	20+	Fair	Fair	Low value tree located immediately adjacent site boundary.	None	C 2	28.26	3.00
T39	field maple; Acer campestre	10	320	4	3	1	5	2 N	2	Early mature	20+	Fair	Fair	Canopy bias to North. Located just outside the assumed site boundary fence.	None	C 2	46.31	3.84
G01	Swedish whitebeam; Sorbus intermedia	5	180	2	2	2	2	-	2	Semi- mature	10+	Fair	Fair	All trees with an element of trimmer damage around base of stem. Appear in slightly reduced vitality.	None	C 2	-	2.52
G02	blackthorn; Prunus spinosa / fiel / silver birch; Betula pendula	8	280	2	2	2	2	-	-	Semi- mature	20+	Fair	Fair	Linear group of trees along boundary. Stems located outside the assumed site boundary fence. Most trees are relatively young of approximately 100mm diameter with occasional larger stemmed field maples.	None	C 2	-	3.36
G03	silver birch; Betula pendula	15	290	3	3	3	3	-	-	Semi- mature	<10	Poor	Poor	Trees with trimmer damage. All with evident defects. One tree with significant Phytophthora infection. One tree is dead with Piptoporous. Others showing evident decline.	None	C 1	-	3.36
G04	silver birch; Betula pendula	11	280	3	3	3	3	-	2	Semi- mature	10+	Fair	Fair	3x birch trees. Not particularly good examples of species. Some reduced vitality in canopy.	None	C 2	-	3.36

Tree/ Group No	Species	Height (m)	Stem diameter (mm)	N	E	S	W	Height of lowest limb and direction	Crown clearance (m)	Age class	Estimated remaining contribution	Physiological condition	Structural condition	Comments	Preliminary management recommendations	BS category	RPA (m ²)	RPA radius (m)
G05	silver birch; <i>Betula pendula</i>	12	200	2	2	2	2	-	2	Semi-mature	10+	Fair	Fair	Etiolated self seeded birch trees. All have large strimmer damage wounds to base.	None	C 2	-	2.40
G06	Lombardy poplar; <i>Populus nigra</i> 'Italica'	26	550	2	2	2	2	-	-	Mature	20+	Fair	Fair	Prominent evenly spaced trees along adjacent road. Becomes a steep embankment towards Eastern boundary.	None	B 2	-	6.60
G07	silver birch; <i>Betula pendula</i>	9	220	3	3	3	3	-	-	Semi-mature	10+	Fair	Fair	Low value self seeded birch trees with dense ivy colonisation on main stems.	None	C 2	-	2.64
G08	crack willow; <i>Salix fragilis</i>	18	350, 350, 350	9	9	9	9	-	-	Early mature	20+	Fair	Fair	Linear group of high planting density self seeded crack willows along boundary to River. Dense ivy colonisation on main stems. Prominent, tall trees.	Dead and poor condition branches to west should be removed as necessary.	B 2	-	4.80
G09	silver birch; <i>Betula pendula</i>	16	390	6	6	4	6	-	3	Early mature	20+	Good	Good	Two stems approximately 2m apart forming one mostly uniform canopy. Some retention value.	None	B 2	-	5.40
G10	wild cherry; <i>Prunus avium</i>	8	300	4	2	3	5	-	2	Semi-mature	10+	Fair	Fair	Self seeded cherry trees approximately 3m from assumed site boundary fence.	None	C 2	-	3.60
G11	crack willow; <i>Salix fragilis</i>	25	800	6	5	5	5	-	5	Mature	40+	Good	Fair	Multiple self seeded prominent willows adjacent to site boundary. Some minor small-diameter dead wood.	None	B 2	-	9.00
G12	goat willow; <i>Salix caprea</i> / ha / Norway maple; <i>Acer platanoides</i>	7	160	4	4	4	4	-	-	Semi-mature	20+	Fair	Fair	Low value self seeded trees with a low value unmaintained hawthorn hedge feature along boundary.	None	C 2	-	1.80
G13	crack willow; <i>Salix fragilis</i>	8	180	1	1	1	1	-	-	Young	10+	Fair	Fair	Two self seeded offsite willows.	None	C 2	-	2.16

Appendix 2 - Trees to be Retained and Removed

Remove or Retain	Quality category	Number of individual trees	Tree numbers	Number of groups	Group numbers	Number of hedges	Hedge numbers	Number of Woodlands	Woodland numbers	Total
Remove entirely	A	0	-	0	-	0	-	0	-	0
	B	3	T01, T08, T11	0	-	0	-	0	-	3
	C	11	T02, T03, T06, T09, T10, T13, T14, T15, T34, T36, T37	4	G01, G03, G04, G05	0	-	0	-	15
	U	2	T07, T28	0	-	0	-	0	-	2
	All	16		4		0		0		20
Remove /retain in part	A	N/A	N/A	0	-	0	-	0	-	0
	B	N/A	N/A	0	-	0	-	0	-	0
	C	N/A	N/A	1	G12	0	-	0	-	1
	U	N/A	N/A	0	-	0	-	0	-	0
	All	N/A		1		0		0		1
Retain entirely	A	0	-	0	-	0	-	0	-	0
	B	10	T12, T16, T17, T25, T26, T29, T30, T31, T32, T33	4	G06, G08, G09, G11	0	-	0	-	14
	C	12	T04, T05, T18, T19, T21, T22, T23, T24, T27, T35, T38, T39	4	G02, G07, G10, G13	0	-	0	-	16
	U	1	T20	0	-	0	-	0	-	1
	All	23		8		0		0		31
Total		39		13		0		0		52

Appendix 3 - Trees to be removed

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Reason
T01	Lawson's cypress; <i>Chamaecyparis lawsoniana</i>	B 2	11	450	To accommodate the new access road.
T02	Swedish whitebeam; <i>Sorbus intermedia</i>	C 1	5	190	To accommodate the new building.
T03	Swedish whitebeam; <i>Sorbus intermedia</i>	C 2	5	200	To accommodate the new access road.
T06	silver birch; <i>Betula pendula</i>	C 2	10	310	To accommodate the new access road.
T07	silver birch; <i>Betula pendula</i>	U	10	380	To accommodate the new building.
T08	silver birch; <i>Betula pendula</i>	B 1	12	400	To accommodate the new building.
T09	Lawson's cypress; <i>Chamaecyparis lawsoniana</i>	C 2	11	340	To accommodate the new building.
T10	silver birch; <i>Betula pendula</i>	C 1	13	410	To accommodate the new building.
T11	silver birch; <i>Betula pendula</i>	B 1	18	490	To accommodate the new building.
T13	silver birch; <i>Betula pendula</i>	C 1	9	180	To accommodate the new car park.
T14	silver birch; <i>Betula pendula</i>	C 2	13	310	To accommodate the new car park.
T15	goat willow; <i>Salix caprea</i>	C 1	5	90	To accommodate the new car park.
T28	crack willow; <i>Salix fragilis</i>	U	15	450	Based on poor condition and limited safe retention value.
T34	wild cherry; <i>Prunus avium</i>	C 2	5	200	To accommodate the new car park.
T36	silver birch; <i>Betula pendula</i>	C 2	12	360	To accommodate the new car park.
T37	silver birch; <i>Betula pendula</i>	C 1	8	90	Will require removal during demolition phase.
G01	Swedish whitebeam; <i>Sorbus intermedia</i>	C 2	5	210	To accommodate the new access road.
G03	silver birch; <i>Betula pendula</i>	C 1	15	280	To accommodate the new building.

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Reason
G04	silver birch; Betula pendula	C 2	11	280	To accommodate the new building.
G05	silver birch; Betula pendula	C 2	12	200	To accommodate the new building.
G12 (in part)	goat willow; Salix caprea / ha / Norway maple; Acer platanoides	C 2	7	150	To accommodate the new car park.

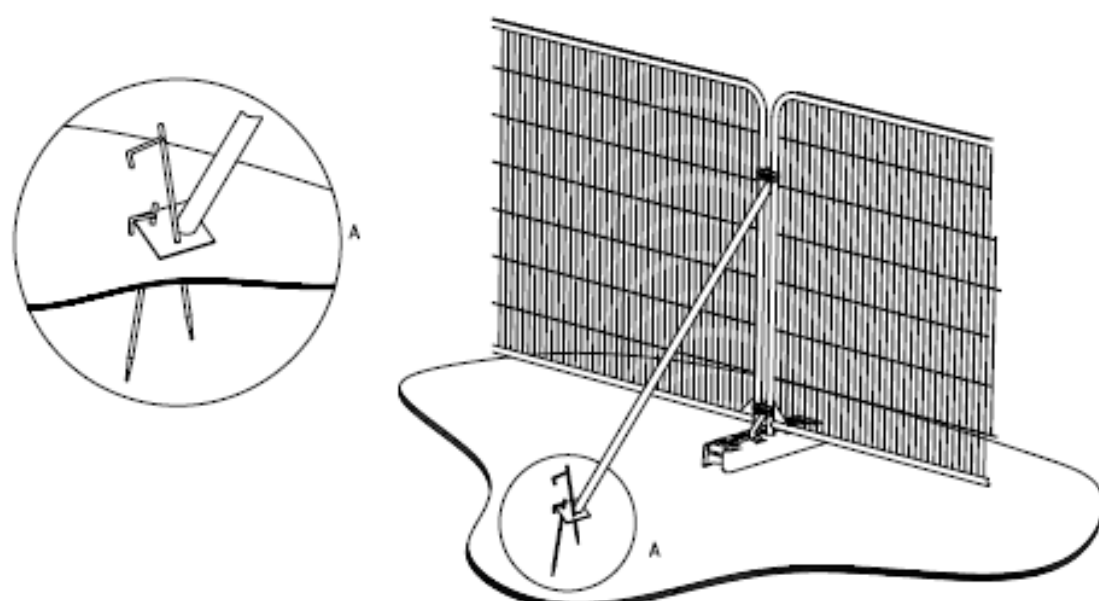
Appendix 4 - Trees to be pruned

Tree /Group No	Species	BS Category	Height (m)	DBH (mm)	Works required
T16	crack willow; Salix fragilis	B 2	20	620	Reduce branches on southern side of canopy by 1m to allow suitable clearance from building and to facilitate erection of scaffolding.
T19	wild cherry; Prunus avium	C 2	6	290	Reduce branches on southern side of canopy by 2m to allow suitable clearance from building and to facilitate erection of scaffolding.
T22	wild cherry; Prunus avium	C 2	8	260	Reduce branches on southern side of canopy by 1m to allow suitable clearance from building and to facilitate erection of scaffolding.
T25	crack willow; Salix fragilis	B 2	18	350	Reduce branches on western side of canopy by 2m to allow suitable clearance from building and to facilitate erection of scaffolding.
T26	crack willow; Salix fragilis	B 2	19	613	Reduce branches on western side of canopy by 1m to allow suitable clearance from building and to facilitate erection of scaffolding.
T39	field maple; Acer campestre	C 2	10	320	Reduce branches on northern side of canopy by 1.5m to allow installation of road to the north.
G08	crack willow; Salix fragilis	B 2	18	400	Reduce branches on western side of canopy by 2.5m to allow suitable clearance from building and to facilitate erection of scaffolding.

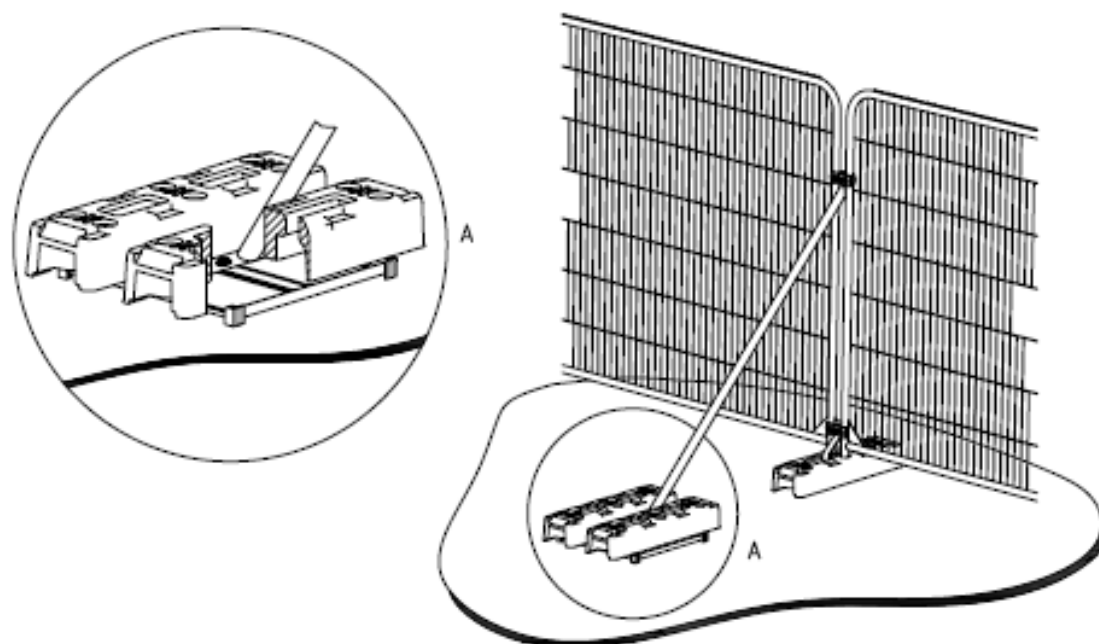
Appendix 5 - Table of Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have serious, irremediable, structural defects, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve			DARK RED
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or of formal or semi-formal arboricultural features (e.g. the dominant and/or principle trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are 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 retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	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	Trees with material conservation or other cultural value	MID BLUE
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 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

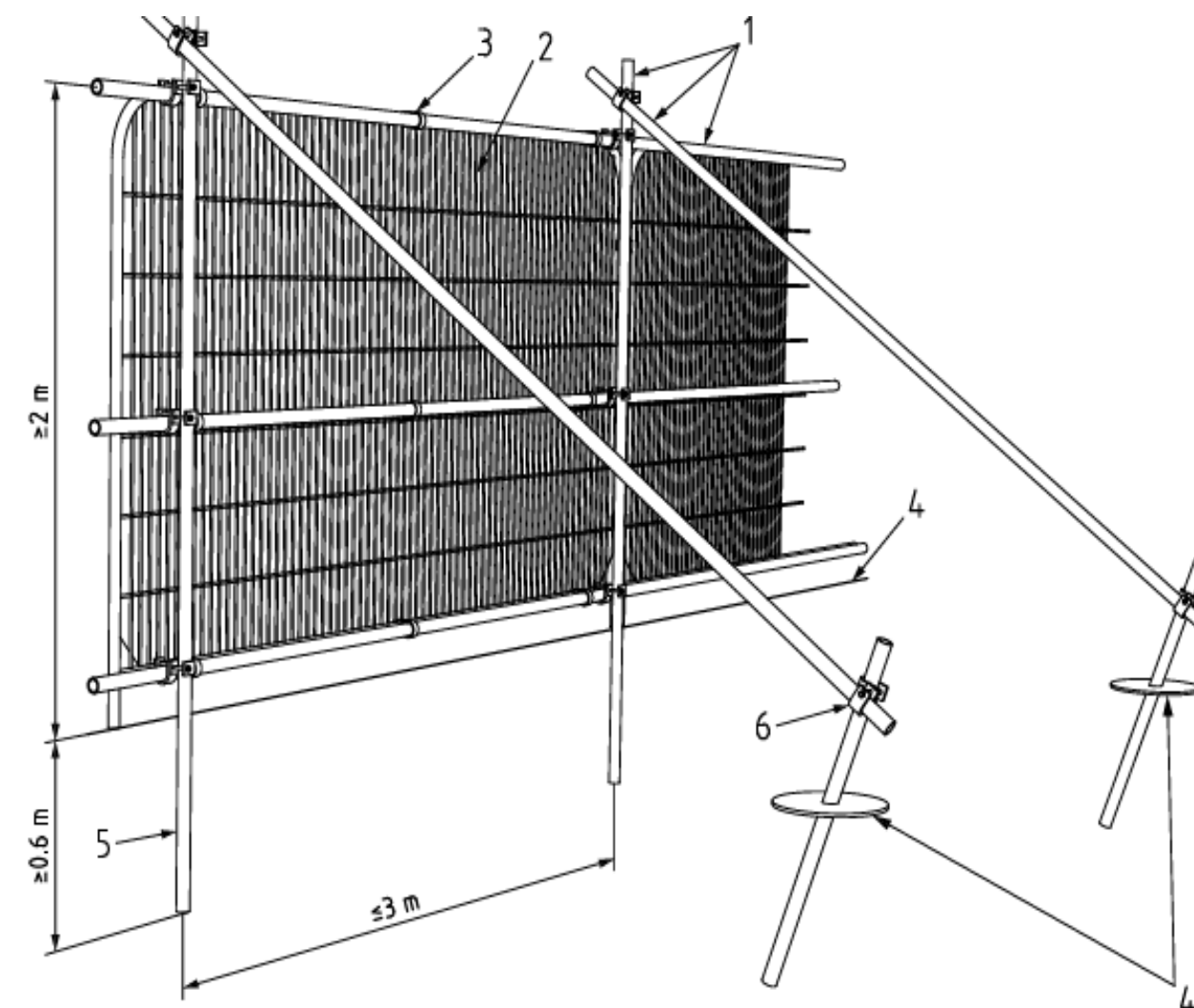
Appendix 6 - Example of tree protection fencing



a) Stabilizer strut with base plate secured with ground pins

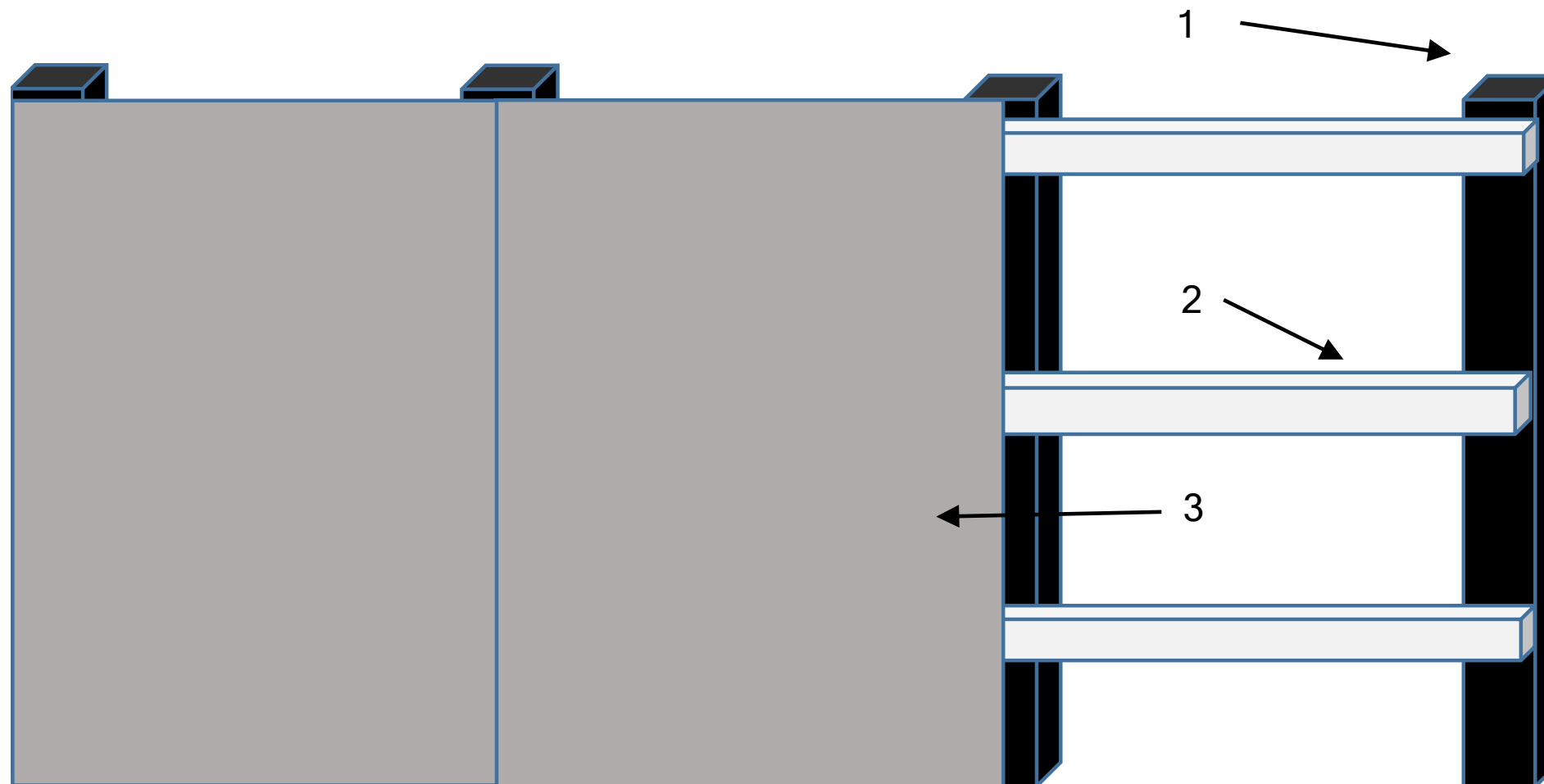


b) Stabilizer strut mounted on block tray



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



1. 100mm x 100mm timber posts at 1.2m centres
2. Three 100mm x 50mm timber rails
3. 12mm WBP Virola hardwood through plywood framed panels

Appendix 7 - Tree Protection Fencing Notice



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**