



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Land at Leigh Lane
Bury
BL8 1RJ

April 2023

Project details

Job no.	LTC169
Site	Land at Leigh Lane, Bury, BL8 1RJ
Client	Fergus Park
Agent	Abode Architecture
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Bury Metropolitan Borough Council
Date	13 April 2023
Issue	Final issue for planning

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Cross-sectional Diagram of Cellweb® 'No Dig' Hard Surface

BS5837 Tree Survey Schedule

1. Executive Summary

- 1.1 This arboricultural impact assessment relates to a planning application at the site in question for the erection of two detached residential dwellings.
- 1.2 A tree survey identified sixteen individual trees, eleven groups of trees and a hedge with potential to be impacted by the works.
- 1.3 Assessment of the proposal plan indicates that construction of the development as proposed will require the removal of five B-category trees, one C-category group and a small section of one further C-category group.
- 1.4 A proposed landscape plan is submitted in support of the application, which includes the provision of a number of new trees in order to compensate for the development-related losses.
- 1.5 The proposals will require several construction operations to be carried out within the RPAs of retained trees. Special working methods will be needed, as discussed in the preliminary arboricultural method statement included herein.
- 1.6 The retained trees can be adequately protected by means of BS5837-specification tree protection fencing, ground protection and stem protection, which is to be laid-out as shown on the appended tree protection plan, and by following the tree protection recommendations made herein.

2. Introduction

2.1 The client's agent, Abode Architecture, instructed Lakeland Tree Consultancy to survey the trees at the site in question and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the erection of two detached residential dwellings.

2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 29 October 2022 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations*.

2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

3.1 The site is located on the western side of the town of Bury, Greater Manchester, and is part of a former plant nursery (see Figure 1). The site is bounded to the north by Leigh Lane and a neighbouring residential property, to the east and south by further extents of the former plant nursery and to the west by a public footpath. Existing vehicular access is available at the far north of the site via a field gate from Leigh Lane.

3.2 The tree survey identified sixteen individual trees, eleven groups of trees and a hedge with potential to be impacted by the proposed development works. The positions of the surveyed trees in relation to the existing site are shown on the appended tree survey plan.

3.3 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended tree survey schedule. Two groups of trees were categorised as high quality (A-category), fifteen trees and six groups were categorised as moderate quality (B-category) and one tree, three groups and the hedge were categorised as low quality (C-category).



Figure 1: Google Earth image of application site
(dated 18 July 2022)

4. The Development Proposal and Arboricultural Impact Assessment

- 4.1 The proposed site plan provided (drawing number 419BUR-001), by Abode Architecture, indicates that the proposal is for the erection of two detached residential dwellings with vehicular access from Leigh Lane, to the north of the site. The proposed dwellings have been sited within existing clearings in order to minimise arboricultural impact. The south-west section of the site is to be retained as habitat and a small pond will be created within a clearing within this area to serve as both a surface water attenuation feature and a biodiversity enhancement opportunity.
- 4.2 With the exception of the pond, the proposal plan provided does not show proposed services or drainage at this stage. Any new service trenches, ground source heat pump infrastructure or foul and surface water drainage required, including pipes, channels, sewage treatment plants or further surface water attenuation features, should be sited so as to avoid the root protection areas (RPAs) of the retained trees. Where RPAs cannot be avoided, the services/drainage should be installed in accordance with a detailed arboricultural method statement, the provision of which should be conditioned to a planning approval.
- 4.3 As shown on the appended tree removal plan and in Table 1, below, construction of the development as proposed will require the removal of five B-category trees, one C-category group and a small section of one further C-category group. It is noted that these trees are all located internal to the site, which is well-screened by retained trees along all boundaries, and their loss is therefore projected to have a negligible visual impact within the public landscape.

Table 1: Proposed tree removals

ID no.	BS5837 category	Recommendation
T12	B	Remove in order to construct development as proposed
T13	B	Remove in order to construct development as proposed
T14	B	Remove in order to construct development as proposed
T15	B	Remove in order to construct development as proposed
T16	B	Remove in order to construct development as proposed
G2	C	Remove section of group, as shown on tree removal plan, in order to form pond as proposed
G5	C	Remove in order to construct development as proposed
Total tree removals:	5no. B-category trees 1no. C-category group 1no. partial C-category group	

Tree works

- 4.4 Anticipated facilitation pruning requirements are shown in the preliminary tree works schedule below (Table 2). The proposed works should be reviewed prior to construction, should the development be approved, in case any aspects of the site design or layout have changed since this report was prepared.
- 4.5 All tree works should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - recommendations*.

Table 2: Preliminary tree works schedule

ID no.	Species	Recommendation
G4	Holly	Prune low overhanging crowns back to site boundary
G6	Cherry laurel	Prune low overhanging crowns back to site boundary

Compensatory tree planting

- 4.6 A proposed landscape plan, by Nicola Jane Landscape Design, is submitted in support of the application. This includes the provision of a number of new trees and shrubs in order to compensate for the development-related losses. Effective delivery and aftercare of new tree planting can be secured by means of a suitably worded condition attached to a planning approval and should be implemented in accordance with the British Standard guidance, BS8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations*.

5. Protection of Retained Trees

Tree protection fencing

- 5.1 Adequate protection of the retained trees during the development is paramount in ensuring their health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' root protection areas (RPA) is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved whilst the construction works are underway.
- 5.2 For the development in question, the default BS5837 (2012) tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. The fencing is to be laid-out as indicated on the appended tree protection plan prior to any works on site, including deliveries, and shall remain in place until the development is complete. Once erected, the tree protection fencing should be labelled at regular intervals with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'.

Ground protection

- 5.3 Where RPAs cannot reasonably be excluded from the construction area using tree protection fencing, the exposed section of RPA shall be covered by ground protection in order to distribute load and help prevent soil compaction. Ground protection shall be laid out as shown on the appended tree protection plan and shall comprise a geotextile membrane base layer below a compressible layer of wood chip, on top of which load-appropriate plywood sheets, scaffold boards or similar are to be laid.

Stem protection

- 5.4 Where tree stems cannot reasonably be excluded from the construction area using tree protection fencing, the exposed stems shall be covered by stem protection in order to prevent direct damage from passing construction vehicles and machinery.
- 5.5 At the site in question there are two large trees to the east of the site entrance that will require stem protection, one beech from group G8 and one hornbeam from group G11, which are indicated on the tree protection plan. As shown in Figure 2, stem protection shall comprise hessian fabric wrapped around the stem on top of which timber slats shall encircle the stem and be appropriately secured in place. Where the trees divide into multiple stems, all secondary stems on the site side with reasonable potential to be struck by a vehicle shall be covered to a height of 3m. The stem protection shall be fitted prior to any works on site, including deliveries, and shall remain in place until the development is complete and all associated materials have been removed from site.

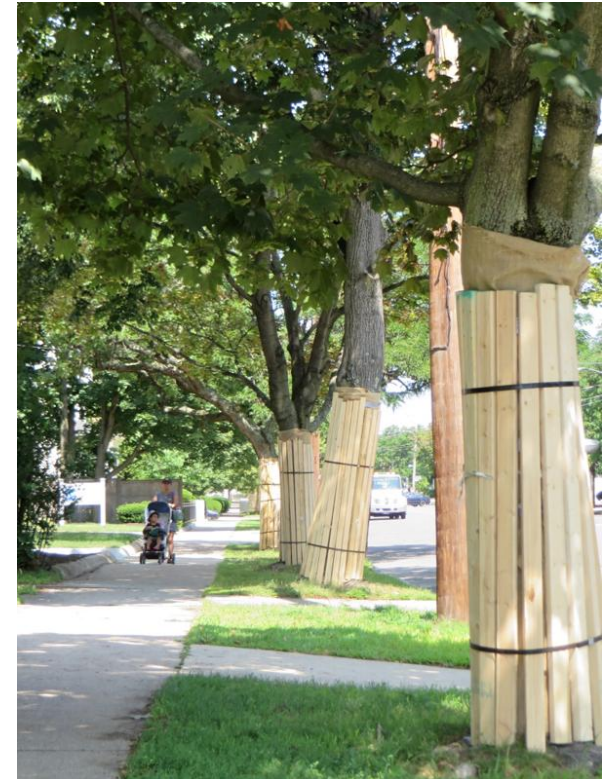


Figure 2: Example of suitable tree stem protection

Preliminary arboricultural method statement

5.6 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 3, below).

5.7 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and program of site monitoring and arboricultural supervision, should be conditioned to a planning approval.

Table 3: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Installation of automatic gate	• An automatic gate is proposed at the site entrance within the RPAs of retained group G11 • The proposed gate and piers should be of a “root-friendly” design, the specification of which should be agreed with the local planning authority prior to commencement • The piers shall sit on piles or pads (resting at existing soil level), <i>or</i> utilise the holes left by the removal of the existing stone gateposts, so that excavation into the RPAs is not required. Piles shall be sited so as to avoid any substantial tree roots • If any excavation is required in order to install the proposed gate, it shall be carried out by hand under the supervision of the project arboriculturist, who will carry out or oversee any necessary root pruning in accordance with BS5837

Operation	BS5837 Guidance
Construction of access track	• The proposed access track passes through the RPAs of groups G8 and G11 • The hard surfacing for the access track is already partially in place. The existing hard surface shall be left <i>in situ</i>, so as not to disturb any tree roots beneath, and shall be used as a sub-base for the new surface where required • Where new hard surface is required within currently soft surfaced RPA, it shall be of a 'no dig' design, in accordance with Section 7.4 of BS5837, whereby a three-dimensional cellular confinement system filled with washed, angular stone is installed above existing soil level in order to distribute load and protect the tree roots from soil compaction, before being overlaid with the desired hard surface (an example of a suitable design by Geosynthetics Ltd. is appended) • A detailed specification should be provided by the chosen product manufacturer/installer and agreed with the local planning authority in writing prior to commencement • There shall be no excavation into the RPAs of the retained trees, other than to remove surface vegetation, which must be carried out using hand-held tools • Where required, a minimal amount of infill may be used to achieve desired ground levels, but this must be an inert, granular material that remains gas- and water-permeable throughout its design life
Installation of fences, lighting posts, decks and patios	• Proposed boundary fences, lighting posts, decks and patios are located within the RPAs of several retained trees • Where within RPAs, post holes for fences, lighting and decks shall be dug using hand-held tools only and must be sited so as to avoid any substantial tree roots • Post holes must be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic leachate from contaminating the RPA • Patios shall bear upon the existing soil level, so that excavation into the RPA is not required
Installation of services and drainage	• Drainage channels and service trenches are expected to be required within the RPAs of some of the retained trees • The locations and specifications of services and drainage should be agreed with the local planning authority prior to commencement • Any excavation required within RPAs in order to install services or drainage shall be carried out by hand under the supervision of the project arboriculturist, who will carry out or oversee any necessary root pruning in accordance with BS5837

General tree protection recommendations

5.8 The following recommendations should be heeded throughout the development in order to prevent damage to retained trees: -

- The tree protection fencing, ground protection and stem protection shall be installed prior to any works on site, with the exception of tree works and vegetation removal
- Once in place, the tree protection measures shall not be moved or altered until the development is complete, unless authorised in advance by the Project Arboriculturist or LPA Tree Officer
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil shall not be scraped, skimmed or mechanically compacted within RPAs. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of RPAs
- Fires shall not be lit within 15m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

- 6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.
- 6.2 According to the interactive map on Bury Council's website (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>; searched 18/01/2023), the site is not located within a Conservation Area but the surveyed trees are protected by TPO No. 201 (2001) *Scholes Leigh Nurseries, Leigh Lane*, within which the trees across the whole site are identified as woodland "W1", containing "various species". Bury Council's consent must, therefore, be sought prior to carrying out any tree works that are not authorised as part of a detailed planning approval.
- 6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

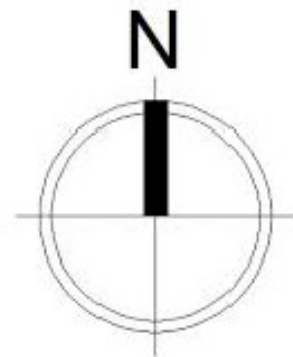
- 6.4 Hedgerows meeting a particular series of criteria may be classed as ‘important’ and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.
- 6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

References

British Standards Institute (2014) *BS8545 Trees: from nursery to independence in the landscape - recommendations*

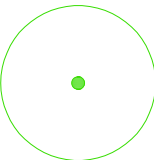
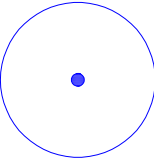
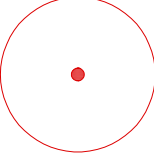
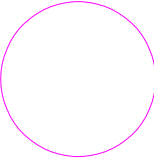
British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - recommendations*

British Standards Institute (2010) *BS3998 Tree work - recommendations*



Tree Survey Plan

BS5837 Tree retention categories:

-  Category 'A'
High quality
-  Category 'B'
Moderate quality
-  Category 'C'
Low quality
-  Category 'U'
Unsuitable for retention
-  Root protection areas (RPAs)

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:
Land at Leigh Lane
Bury
BL8 1RJ

Client:
Fergus Park

Date: October 2022

Scale: 1:500 at A2

Drawing: LTC169-TSP

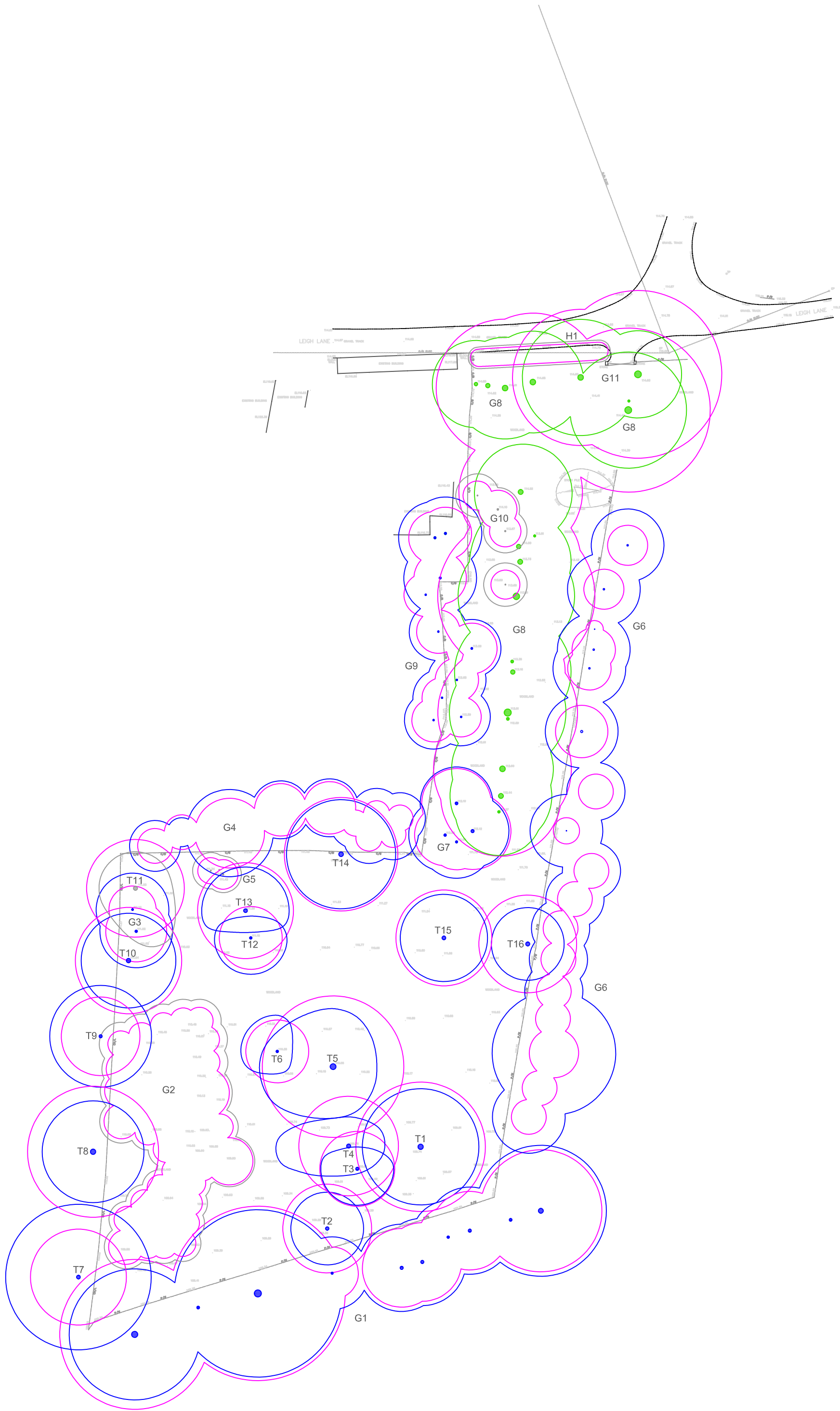
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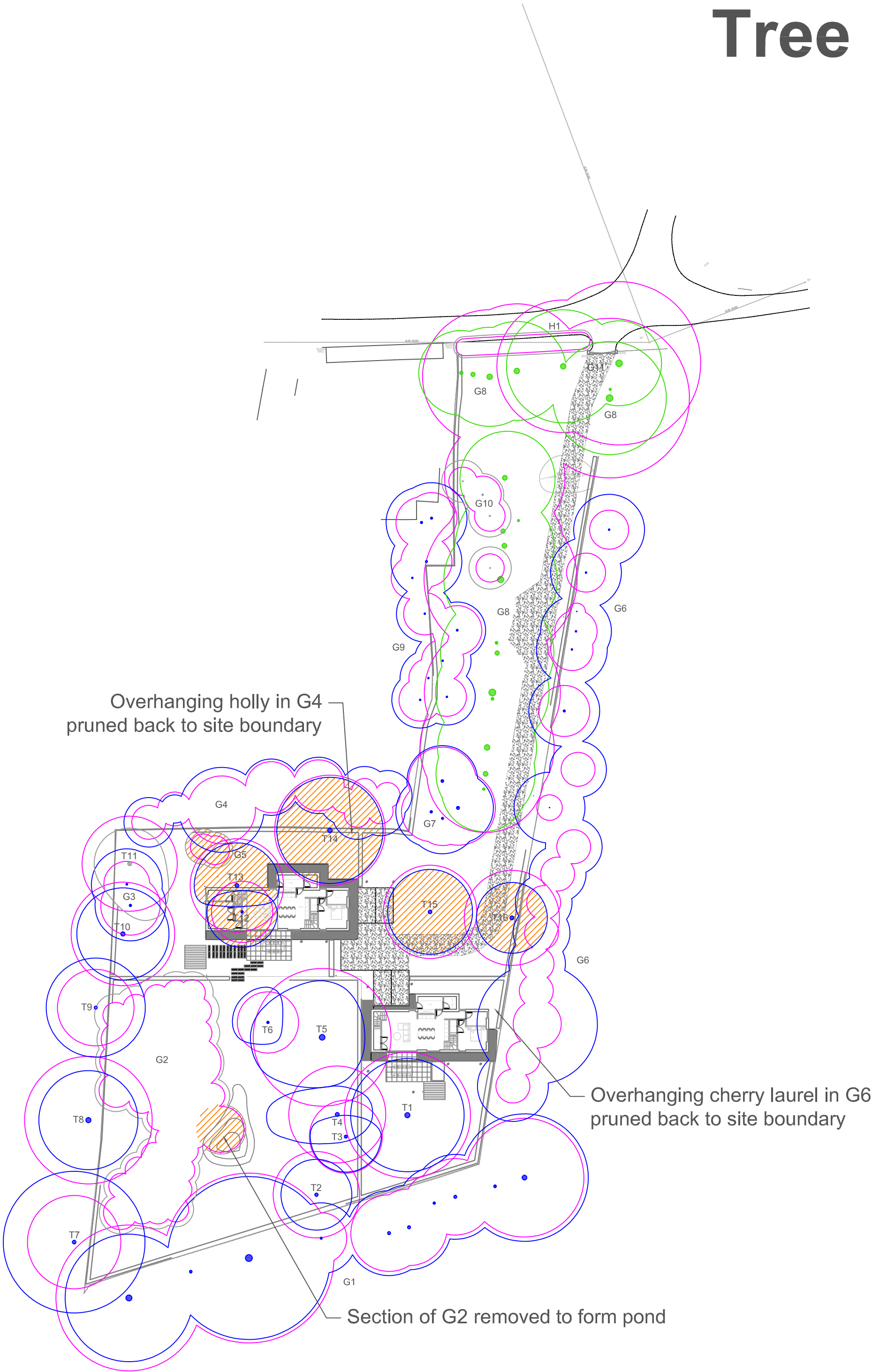
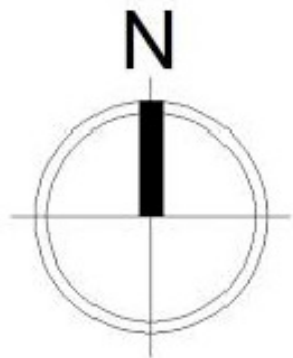
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Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Birch	B
T2	Oak	B
T3	Oak	B
T4	Oak	B
T5	Sycamore	B
T6	Oak	B
T7	Aspen	B
T8	Oak	B
T9	Oak	B
T10	Oak	B
T11	Birch	C
T12	Oak	B
T13	Oak	B
T14	Oak	B
T15	Oak	B
T16	Lime	B
G1	10no. oak and alder	B
G2	≈30no. mixed native deciduous	C
G3	2no. holly	B
G4	Holly, laburnum, elder	B
G5	3no. holly	C
G6	Various	B
G7	4no. sycamore and birch	B
G8	18no. beech and sycamore	A
G9	Beech, sycamore, willow	B
G10	4no. holly and laurel	C
G11	2no. hornbeam	A
H1	Holly	C



Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Birch	B	Retain
T2	Oak	B	Retain
T3	Oak	B	Retain
T4	Oak	B	Retain
T5	Sycamore	B	Retain
T6	Oak	B	Retain
T7	Aspen	B	Retain
T8	Oak	B	Retain
T9	Oak	B	Retain
T10	Oak	B	Retain
T11	Birch	C	Retain
T12	Oak	B	Remove
T13	Oak	B	Remove
T14	Oak	B	Remove
T15	Oak	B	Remove
T16	Lime	B	Remove
G1	10no. oak and alder	B	Retain
G2	≈30no. mixed native deciduous	C	Remove part
G3	2no. holly	B	Retain
G4	Holly, laburnum, elder	B	Retain
G5	3no. holly	C	Remove
G6	Various	B	Retain
G7	4no. sycamore and birch	B	Retain
G8	18no. beech and sycamore	A	Retain
G9	Beech, sycamore, willow	B	Retain
G10	4no. holly and laurel	C	Retain
G11	2no. hornbeam	A	Retain
H1	Holly	C	Retain



Tree Removal Plan

- Category A
High quality
- Category B
Moderate quality
- Category C
Low quality
- Category U
Unsuitable for retention
- Root protection areas (RPAs)
- Proposed tree removals

Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:
Land at Leigh Lane
Bury
BL8 1RJ

Client:
Fergus Park

Date: January 2023

Scale: 1:500 at A2

Drawing: LTC169-TRP

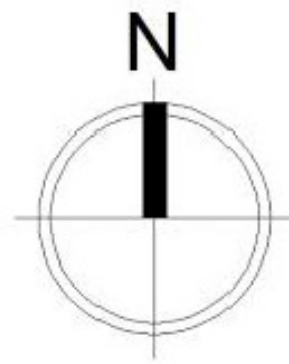
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Tree Protection Plan



Excavations for the proposed automatic entrance gate and for any services entering the site to be carried out by hand in accordance with the arboricultural method statement

Two large, exposed trees at site entrance to be wrapped with stem protection for duration of development works (see AIA for suitable specification)

Hard surfacing for access track is already partially in place. Existing hard surface shall be left *in situ*, so as not to disturb tree RPAs. Where new hard surface is required within currently soft surfaced RPA, it shall be of a 'no dig' design in accordance with section 7.4 of BS5837 and the arboricultural method statement

New boundary fences, lighting posts, decks and patios to be installed in accordance with the arboricultural method statement where within RPAs of retained trees

3m wide digger access through trees for construction of pond to be laid with ground protection (shown yellow) to prevent soil compaction

Tree fencing to be set back to Position 2 following construction of house and with approval from project arboriculturist in order to allow for installation of patio and deck

Earth from pond excavation must not be redistributed within RPAs of retained trees



Identification numbers:

T = individual tree
G = group of trees
W = woodland
H = hedge

Site:

Land at Leigh Lane
Bury
BL8 1RJ

Client:

Fergus Park

Date: January 2023

Scale: 1:500 at A2

Drawing: LTC169-TPP

Drawn by: JK



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ARBORICULTURAL PLANNING SPECIALIST

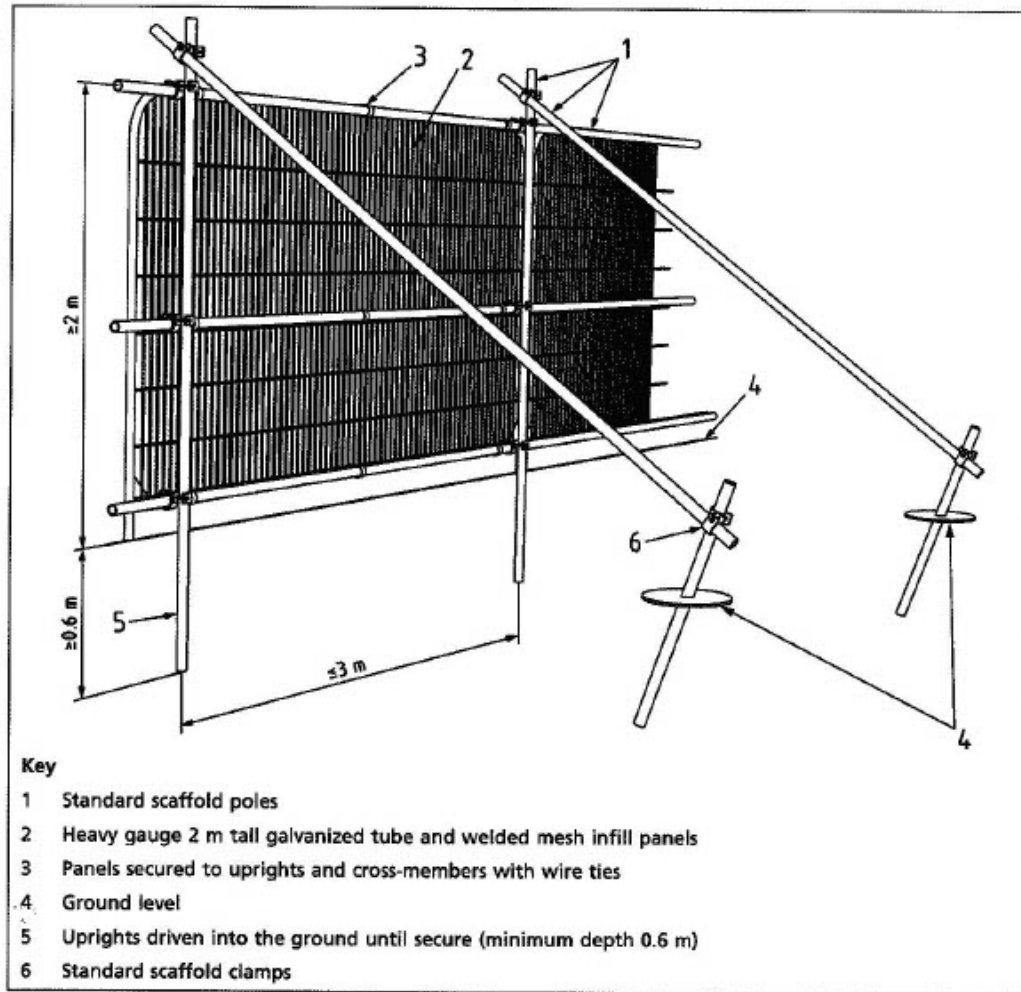
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BS5837 Tree Protection Fencing



Reproduced from BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

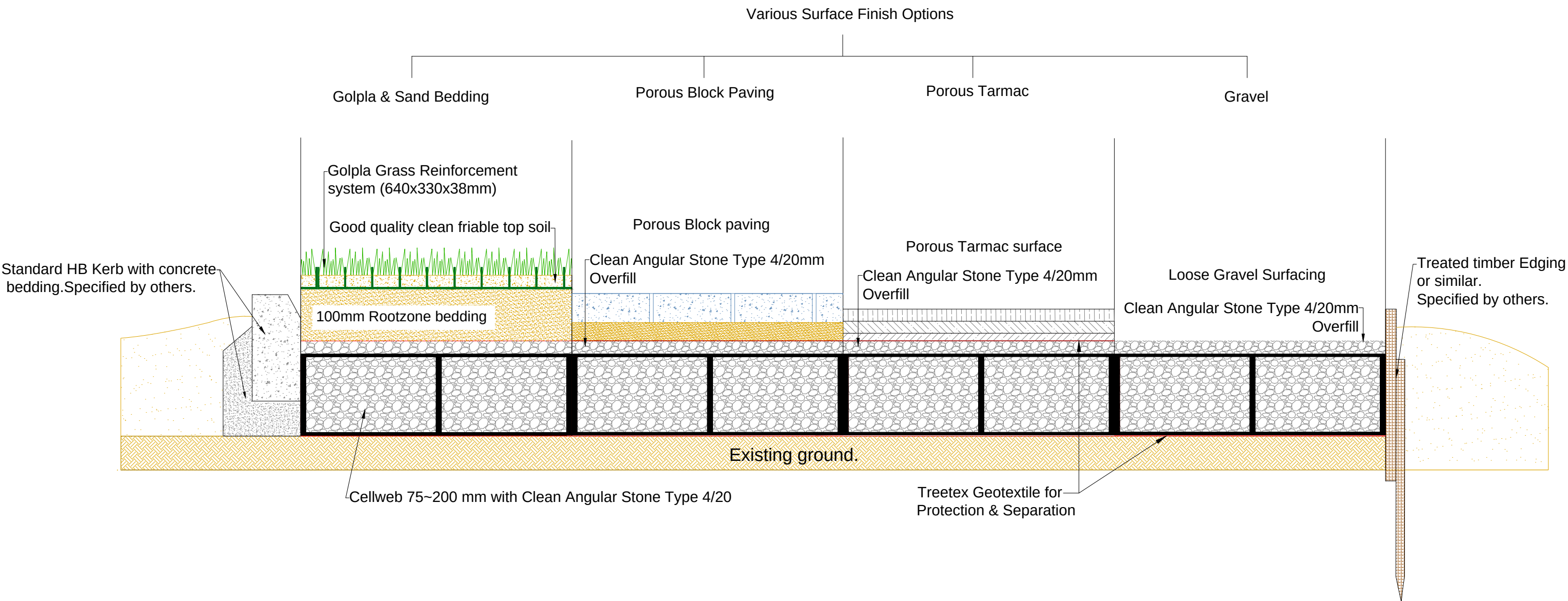
CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

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

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating "TREE PROTECTION AREA - KEEP OUT!"



BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -

A

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years

B

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years

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

U

Unsuitable for retention

Those 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

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
		Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
RPA	Root protection area	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	Estimated values	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site Land at Leigh Lane, Bury, BL8 1RJ

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 29 October 2022

Client Fergus Park

Conditions Light rain, no discernible wind

Job no. LTC169

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Downy birch <i>Betula pubescens</i>	620 400	Mature	20	N 8 E 8 S 8 W 8	4	Good Good	10+	8.9	B	- Bifurcates at base - Occasional deadwood to a diameter of 100mm and length of 4m
T2	English oak <i>Quercus robur</i>	400 320	Early-mature	16	N 5 E 5 S 5 W 5	3	Good Good	40+	6.1	B	Bifurcates at base
T3	English oak <i>Quercus robur</i>	430	Semi-mature	14	N 3 E 5 S 5 W 5	2.5	Good Good	40+	5.16	B	No significant visible defects
T4	English oak <i>Quercus robur</i>	570	Early-mature	16	N 4 E 5 S 4 W 10	3	Good Good	40+	6.84	B	Crown biased west due to a hyper-extended branch
T5	Sycamore <i>Acer pseudoplatanus</i>	810	Mature	18	N 8 E 6 S 7 W 10	2.5	Good Good	20+	9.72	B	Several unoccluded crown lift wounds to a diameter of 100mm

BS5837 Tree survey schedule

Site Land at Leigh Lane, Bury, BL8 1RJ

Surveyor Jennie Keighley PhD MSc MArborA

Survey date 29 October 2022

Client Fergus Park

Conditions Light rain, no discernible wind

Job no. LTC169

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T6	English oak <i>Quercus robur</i>	360	Semi-mature	16	N 5 E 2 S 3 W 5	2.5	Good Good	40+	4.32	B	Crown biased away from neighbouring sycamore
T7	Aspen <i>Populus tremula</i>	550 #	Mature	> 20	N 10 E 10 S 10 W 10	8	Good Good	10+	6.6	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Growing at side of public footpath - Significant stem lean south-east
T8	English oak <i>Quercus robur</i>	750 #	Mature	17	N 7 E 7 S 7 W 7	2	Good Good	40+	9	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Growing at side of public footpath - Occasional deadwood to a diameter of 150mm and a length of 5m
T9	English oak <i>Quercus robur</i>	450 #	Early-mature	16	N 7 E 7 S 7 W 7	1.75	Good Good	40+	5.4	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Growing at side of public footpath - No significant visible defects
T10	English oak <i>Quercus robur</i>	610	Early-mature	17	N 6.5 E 6.5 S 6.5 W 6.5	3	Good Good	40+	7.32	B	- Dead 150mm diameter primary branch overhanging neighbouring public footpath - Decaying 100mm diameter and 500mm long pruning stub at a height of 1.75m

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T11	Downy birch <i>Betula pubescens</i>	560	Mature	16	N 5 E 5 S 8.5 W 5	3	Moderate/ Good Good	10+	6.72	C	- Large 400mm diameter primary branch emerges horizontally at a height of 1.5m - Frequent deadwood - Evidently approaching post-maturity
T12	English oak <i>Quercus robur</i>	360	Semi-mature	18	N 3 E 5 S 5 W 5	4	Good Good	40+	4.32	B	No significant visible defects
T13	English oak <i>Quercus robur</i>	550	Early-mature	20	N 6 E 6 S 3 W 6	3	Good Good	40+	6.6	B	No significant visible defects
T14	English oak <i>Quercus robur</i>	650	Mature	> 20	N 7.5 E 7.5 S 7.5 W 7.5	4	Good Good	40+	7.8	B	- Crown lifted; wounds partially occluded - Two large branch tear wounds in lower crown
T15	English oak <i>Quercus robur</i>	550	Early-mature	18	N 6 E 6 S 6 W 6	6	Good Moderate/ Good	10+	6.6	B	- Ground disturbance evident within RPA, with some large roots exposed and damaged - Occluded stem wound on northern side from base to a height of 1m (decay ingress suspected) - Crown significantly lifted; light epicormic growth emerging from wounds and along some of branches suggests reduced vitality

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T16	Common lime <i>Tilia x europaea</i>	560	Early-mature	17	N 5 E 5 S 5 W 5	5	Good Good	40+	6.72	B	- Ground disturbance evident within RPA, with one large surface root severed - Crown lifted; wounds unoccluded
G1	9no. English oak 1no. common alder <i>Quercus robur</i> <i>Alnus glutinosa</i>	≤ 1000 #	Semi-mature to mature	≤ 16	N ≤ 11.5 E ≤ 11.5 S ≤ 11.5 W ≤ 11.5	≥ 1.5	Good Good	40+	≤ 12	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Linear group growing beyond southern boundary fence
G2	≈ 30no. Silver birch Downy birch English oak Aspen Sycamore European beech Goat willow <i>Betula pendula</i> <i>Betula pubescens</i> <i>Quercus robur</i> <i>Populus tremula</i> <i>Acer pseudoplatanus</i> <i>Fagus sylvatica</i> <i>Salix caprea</i>	≤ 300	Young to semi-mature	≤ 18	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 1.5	Moderate to Good Dead to Good	40+	≤ 3.6	C	Group of self-set, predominantly young trees

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G3	2no. holly <i>Ilex aquifolium</i>	≤ 350	Mature	≤ 15	N 5 E 5 S 5 W 5	≥ 1	Good Good	10+	≤ 4.2	B	- Closely spaced pair of trees - No significant visible defects
G4	Holly Laburnum Elder <i>Ilex aquifolium</i> <i>Laburnum anagyroides</i> <i>Sambucus nigra</i>	≤ 4x200 #	Young to mature	≤ >20	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	≥ 0	Good Good	20+	≤ 4.2	B	- Located on neighbouring land and therefore not accessed to inspect in detail - Southern edge of a group growing in neighbouring garden to north of site - Crowns overhanging site by up to 3.5m with very low ground clearance in places
G5	3no. holly <i>Ilex aquifolium</i>	≤ 170	Semi-mature	≤ 10	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 1	Good Good	20+	≤ 2.04	C	- Small cluster of multiple stems - Stems leaning away from neighbouring trees to north

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	Latin name						Physiological condition				
G6	Sycamore	≤ 300 #	Young to early-mature	≤ >20	N ≤ 5	≥ 0	Poor to Good	40+	≤ 3.6	B	• Located on neighbouring land and therefore not accessed to inspect in detail • Group growing beyond eastern boundary fence • Crowns overhanging site by up to 3.5m with low ground clearance in one area
	European beech				E ≤ 5						
	Cherry laurel				S ≤ 5						
	Wild cherry				W ≤ 5						
	Common ash										
	Hawthorn										
	<i>Acer pseudoplatanus</i>										
	<i>Fagus sylvatica</i>										
<i>Prunus laurocerasus</i>		Dead to Good									
<i>Prunus avium</i>											
<i>Fraxinus excelsior</i>											
<i>Crataegus monogyna</i>											

G7	3no. sycamore	≤ 440	Early-mature	≤ >20	N 5	≥ 6	Good	40+	≤ 5.28	B	• Cluster of four similar trees • Crowns all lifted	
	1no. downy birch				E 5							
					S 5							
					W 5							
	<i>Acer pseudoplatanus</i>											Good
	<i>Betula pubescens</i>											

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G8	16no. European beech 2no. sycamore	≤ 900	Early-mature to post-mature	≤ >20	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 8	≥ 6	Moderate to Good	40+	≤ 10.8	A	- Linear groups planted along site access and along road frontage - Ground disturbance evident within a number of RPAs - Leaf litter inhibits detailed inspection of rooting areas - One large tree to centre of group has a large decaying stem wound visible on western side with aerial rooting
	<i>Fagus sylvatica</i> <i>Acer pseudoplatanus</i>						Good				
G9	European beech Sycamore Goat willow	≤ 300 #	Young to semi-mature	≤ >20	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 2	Poor to Good	40+	≤ 3.6	B	- Mostly located on neighbouring land and therefore not accessed to inspect in detail - Group extending west into neighbouring garden
	<i>Fagus sylvatica</i> <i>Acer pseudoplatanus</i> <i>Salix caprea</i>						Moderate to Good				
G10	2no. holly 2no. cherry laurel	≤ 220	Young to mature	≤ 8	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0	Good	10+	≤ 2.64	C	No significant visible defects
	<i>Ilex aquifolium</i> <i>Prunus laurocerasus</i>						Good				

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G11	2no. hornbeam	≤ 960	Mature	>20	N ≤ 8	≥ 5	Good	20+	≤ 11.52	A	• Pair of trees growing at either side of site entrance • Crowns both lifted • Occasional old, decaying pruning wounds
	<i>Carpinus betulus</i>				E ≤ 8 S ≤ 8 W ≤ 8		Good				
H1	Holly	≈ 100	Mature	3.5	N 1.5	0	Good	20+	1.2	C	• Short length of boundary hedge at road frontage
	<i>Ilex aquifolium</i>				E 1.5 S 1.5 W 1.5		Good				