

Arboricultural Impact Assessment (AIA)

APRIL 2020

Spout Hall Farm,
140 Preston Road
Longridge
Preston
PR3 3BD

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Create Developments (Longridge) Ltd to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at Spout Hall Farm, Longridge and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into 34 plots of residential housing alongside parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development necessitates the removal of 30 trees, 18 whole groups, parts of 3 further groups and 1 hedgerow within the site boundary. It is recommended that this tree loss is mitigated for by replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.4. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.6. It will also be necessary to carry out supervised excavation and potential root pruning of 1 tree within each G4 and G74, and trees T16 and T18, as indicated on the Tree Protection Plan.
- 1.1.7. An above ground construction method will be required for pathways in the rooting area of T9
- 1.1.8. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

2. Introduction

2.1. Instructions and references

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



Figure 1 – Site Location Plan

2.2. Scope

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

- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3. Documents provided

- 2.3.1. A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the Tree Protection Plan in Appendix 4 with a # symbol. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4. Limitations

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

3. Legislation

3.1. Tree protection status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. At the time of writing the report, we have not yet received a response from the Local Planning Authority to our request regarding the status of trees on or adjacent to the site.
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. In a Conservation Area, all trees greater than 75mm in diameter at 1.5m above ground level are protected. Where tree work is required in a Conservation Area, a Section 211 notice of intent must be submitted the Local Planning Authority who have six weeks to decide to either make a TPO or allow the work to proceed.
- 3.1.6. The proposed work can proceed after six weeks as it is presumed that the Local Authority consents if they have not responded in that time.
- 3.1.7. It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Wildlife

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3. If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. It is proposed to develop the site into 34 plots of residential housing alongside parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree constraints

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

4.3. Root Protection Areas (RPAs) explained

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4. Impacts of development

- 4.4.1. A total of 75 features were surveyed across the site. Of these 30 trees, 18 whole groups, parts of 3 further groups and 1 hedgerow will require removal to facilitate the development. 16 of these trees or group features being removed are classed as category B as per BS5837.
- 4.4.2. Proposed pathways behind plots 9 and 10 will require an above ground construction method, such as cellular confinement, to be used to allow for the retention of T9.
- 4.4.3. Arboricultural supervised excavations and potential root pruning is require within the rooting areas of trees T16 and T18 and 1 tree from each group G4 and G74 along the proposed lines of new paths/patio areas.
- 4.4.4. Boundary treatment between houses will be required as specified in section 4.8.

- 4.4.5. There is an existing stone wall that borders the site to the north and east. It is assumed that this wall is to be left in situ and to form part of the boundary features of gardens. If this is not the case and this wall is to be removed, the advice of an arboricultural consultant should be sought as to the removal method around trees in close proximity.

4.5. Tree surgery works

- 4.5.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.5.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.5.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6. Protective fencing

- 4.6.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.6.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.6.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.6.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.6.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.6.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.7. Ground protection for pedestrians or light vehicles

- 4.7.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.7.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.7.3. The boarding will be left in place until the construction works are finished.

- 4.7.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.8. Boundary treatments

- 4.8.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur in order to position post holes to avoid major roots.
- 4.8.2. Exploratory post holes will be dug before committing to positions. If any roots in excess of 25mm are encountered they are to remain intact and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location)
- 4.8.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.9. Temporary site cabins

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

4.10. Utilities

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

4.11. Recommendations

- 4.11.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.11.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.11.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.11.4. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.
- 4.11.5. The Arboricultural Consultant shall be responsible for supervising all excavation works within rooting areas of trees as shown on the Tree Protection plan.

Appendix 1 – Tree Data Schedule

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

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)	
G1	Semi-Mature Mixed Species	av 5	av 0.1	av 200	av 2 2 each	1: Dense group of trees comprising Leyland cypress, birch and goat willow	No action required.		Fair	20-40	C	2.40
							n/a	3	Good			
G2	Semi-Mature Mixed Species	av 3	av 0.1	av 100	av 1 1 each	1: Group of small cypress next to access road.	No action required.		Fair	20-40	C	1.20
							n/a	3	Good			
G3	Semi-Mature Mixed Species	av 8	av 0.1	av 200	av 3 3 each	1: Dense group of mixed trees comprising cypress, goat willow, pine, spruce, ash, fir and sycamore. 2: Dense bramble at base. 3: Shelter belt of trees along boundary edge 4: Value as group, not as individuals 5: Area inaccessible to survey	No action required.		Good	40+	B	2.40
							n/a	3	Good			
G4	Semi-Mature Elm Ulmus sp	av 12	av 1	av 350	av 4 4 each	1: 3 trees growing on boundary of road, other side of fence so possibly third party. 2: 2 with ivy on stems.	No action required.		Good	40+	B	4.20
							n/a	3	Good			
H5	Semi-Mature Hawthorn Crataegus monogyna	av 1	0.1	70	0.5 0.5 0.5	1: Boundary hedge.	No action required.		Good	40+	C	0.84
							n/a	3	Good			
T6	Semi-Mature Sycamore Acer pseudoplatanus	10	2	300	5 5 2.5	1: Growing within group G3 2: Multi stemmed at 5m.	No action required.		Good	40+	B	3.60
							n/a	3	Good			

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W S E	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)	
T7	Semi-Mature Ash Fraxinus excelsior	11	2.5	330	3 2 2	1: Ivy on trunk. 2: Growing close to boundary wall.	No action required.		Good	40+	B	3.96
	n/a						3	Good				
G8	Semi-Mature Silver Birch Betula pendula	av 11	av 0.5	av 150	av 1.5 1.5 each	1: Two silver birch and one oak. 2: Oak topped at 6m.	No action required.		Good	20-40	C	1.80
	n/a						3	Good				
T9	Semi-Mature Cherry Prunus sp	12	3	240	2.5 2 2	1: Bifurcate at 3.5m. 2: Small deadwood.	No action required.		Good	20-40	B	2.88
	n/a						3	Good				
T10	Young Norway Spruce Picea abies	3	0.5	100	1 1 1	1: Young tree.	No action required.		Good	40+	C	1.20
	n/a						3	Good				
T11	Young Rowan Sorbus aucuparia	5	2	110	1 1 1	1: Multi stemmed at 2m.	No action required.		Good	40+	C	1.32
	n/a						3	Fair				
T12	Semi-Mature Oak Quercus petraea	9	2	190	4 2 0.5	1: Bias canopy north over wall. 2: Suppressed tree.	No action required.		Fair	20-40	C	2.28
	n/a						3	Good				
G13	Semi-Mature Sycamore Acer pseudoplatanus	av 12	av 0.5	av 240	av 3 3 each	1: Two sycamore both bifurcate at 3.5m. 2: Canopies growing together.	No action required.		Good	40+	B	2.88
	n/a						3	Good				

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W S E	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)	
T14	Semi-Mature Rowan Sorbus aucuparia	9	3	130	0.5 0.5 0.5	1: Multi stemmed. 2: Slender form.	No action required.		Good	20-40	C	1.56
	n/a						3	Poor				
T15	Semi-Mature Ash Fraxinus excelsior	12	3	380	4 4 3	1: Multi stemmed at 2.5m. 2: Small dead branch to north.	No action required.		Good	40+	B	4.56
	n/a						3	Good				
T16	Semi-Mature Beech Fagus sylvatica	11	0.5	210	3 3 3	1: Low growing canopy.	No action required.		Good	40+	B	2.52
	n/a						3	Good				
T17	Semi-Mature Ash Fraxinus excelsior	12	2.5	280	4 2.5 3	1: Bifurcate at 3m. 2: Deadwood throughout canopy	No action required.		Good	40+	B	3.36
	n/a						3	Good				
T18	Early-Mature Sycamore Acer pseudoplatanus	16	4	740	7 7 7	1: Cavities in trunk with some decay. 2: Ivy in trunk and into canopy. 3: Bird/bat box on trunk. 4: Large limb failed to south. 5: Moderate deadwood throughout with stubs from failed branches.	No action required.		Good	40+	B	8.88
	n/a						3	Good				
T19	Young Silver Birch Betula pendula	8	2	100	2 2 2	1: Young suppressed tree.	No action required.		Good	10-20	C	1.20
	n/a						3	Fair				
T20	Young Rowan Sorbus aucuparia	7	2	120	0.5 1 2	1: Dead branch to east.	No action required.		Good	20-40	C	1.44
	n/a						3	Fair				

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G21	Young Pine Pinus sp	av 8	av 1.5	av 130	av 1.5 1.5 each	1: Two young trees. 2: One densely ivy covered.	No action required.		Fair	20-40 C	1.56
	n/a		3	Good							
T22	Semi-Mature Sycamore Acer pseudoplatanus	6	1.5	190	3 3 3	1: Slightly suppressed by T18.	No action required.		Good	40+ C	2.28
	n/a		3	Good							
G23	Young Mixed Species	av 5	av 0.5	av 150	av 2.5 2.5 each	1: Young oak, spruce and birch.	No action required.		Good	40+ C	1.80
	n/a		3	Good							
T24	Semi-Mature Alder (common) Alnus glutinosa	10	1.5	200	2 2.5 2.5	1: Growing in bramble. 2: Biased canopy south and west.	No action required.		Fair	20-40 C	2.40
	n/a		3	Good							
T25	Semi-Mature Ash Fraxinus excelsior	12	4	310	5 5 5	1: Bifurcate at 2.5m.	No action required.		Good	40+ B	3.72
	n/a		3	Good							
G26	Young Spruce Picea sp	av 7	av 0.1	av 120	av 1.5 1.5 each	1: 3 young trees.	No action required.		Good	40+ C	1.44
	n/a		3	Good							
G27	Young Mixed Species	av 12	av 1.5	av 150	av 2 2 each	1: Mixed group of young to middle aged silver birch, sycamore and rowan.	No action required.		Good	20-40 C	1.80
	n/a		3	Good							

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T28	Semi-Mature Oak Quercus petraea	10	2	170	2 2 2	1: Fairly young oak. 2: Bifurcates at 3m.	No action required.		Good	40+	C 2.04
							n/a	3	Good		
G29	Semi-Mature Spruce Picea sp	av 9	av 0.5	av 150	1.5 1.5 each	1: Two trees, one to north a taller specimen	No action required.		Good	40+	C 1.80
							n/a	3	Good		
T30	Semi-Mature Alder (common) Alnus glutinosa	12	5	200	1 1 1	1: Bird box on trunk. 2: Tall slender form. 3: High canopy.	No action required.		Fair	20-40	C 2.40
							n/a	3	Good		
T31	Semi-Mature Oak Quercus petraea	12	1	200	2 3 3.5	1: Suppressed to north.	No action required.		Good	40+	B 2.40
							n/a	3	Good		
T32	Semi-Mature Sycamore Acer pseudoplatanus	10	2	180	2.5 2.5 2.5		No action required.		Good	40+	B 2.16
							n/a	3	Good		
G33	Semi-Mature Larch Larix decidua	av 12	av 2	av 230	1.5 1.5 each	1: High canopy. 2: One with bird box on trunk.	No action required.		Fair	20-40	C 2.76
							n/a	3	Good		
T34	Semi-Mature Oak Quercus petraea	11	2	190	2.5 2.5 4.5	1: Minor deadwood.	No action required.		Good	40+	B 2.28
							n/a	3	Good		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T35	Semi-Mature Beech Fagus sylvatica	11	1	180	2.5 2.5 2.5		No action required.		Good	40+	B 2.16
							n/a	3	Good		
T36	Semi-Mature Ash Fraxinus excelsior	12	3	320	4 4 4	1: Multi stemmed at 3m. 2: Minor deadwood.	No action required.		Good	40+	B 3.84
							n/a	3	Good		
G37	Young Spruce Picea sp	av 6	2	av 120	av 1.5 1.5 each	1: Young specimens.	No action required.		Good	40+	C 1.44
							n/a	3	Good		
T38	Semi-Mature Horse Chestnut Aesculus hippocastanum	10	0.5	280	4 4 4	1: Multi stemmed at 2m.	No action required.		Good	40+	B 3.36
							n/a	3	Good		
T39	Semi-Mature Silver Birch Betula pendula	11	6	180	1 1 1	1: High canopy. 2: Holes in trunk.	No action required.		Fair	20-40	C 2.16
							n/a	3	Fair		
G40	Semi-Mature Mixed Species	av 12	av 1	av 250	av 3.5 3.5 each	1: Mixed group comprising 1 each of beech, oak, alder and sycamore.	No action required.		Good	40+	B 3.00
							n/a	3	Good		
G41	Semi-Mature Spruce Picea sp	av 8	av 0.5	av 120	av 1.5 1.5 each		No action required.		Good	40+	C 1.44
							n/a	3	Good		

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T42	Semi-Mature Sycamore Acer pseudoplatanus	13	3	230	4 2 2 3	1: Multi stemmed at 2m.	No action required.		Good	40+	2.76
	n/a						3	Good	B		
T43	Semi-Mature Larch Larix decidua	14	1.5	210	1.5 1.5 1.5		No action required.		Fair	20-40	2.52
	n/a						3	Good	C		
G44	Semi-Mature Mixed Species	av 12	av 2	av 170	av 1 1 each	1: One silver birch and one alder. 2: Poor conditioned alder	No action required.		Fair	10-20	2.04
	n/a						3	Good	C		
T45	Semi-Mature Sycamore Acer pseudoplatanus	7	2	150	0.5 1 2	1: Slightly suppressed. 2: One dead broken branch.	No action required.		Good	40+	1.80
	n/a						3	Good	C		
T46	Semi-Mature Beech Fagus sylvatica	12	1	240	3 3 3	1: Bird box on trunk.	No action required.		Good	40+	2.88
	n/a						3	Good	B		
T47	Semi-Mature Ash Fraxinus excelsior	13	11	330	5 5 5	1: Bifurcate at 3m.	No action required.		Good	40+	3.96
	n/a						3	Good	B		
T48	Semi-Mature Silver Birch Betula pendula	12	2	160	1.5 1.5 1.5		No action required.		Fair	20-40	1.92
	n/a						3	Good	C		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W S E	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)	
T49	Semi-Mature Larch Larix decidua	13	4	180	1 1 1	1: High canopy. 2: Bifurcates at 8m.	No action required.		Fair	20-40	C	2.16
	n/a						3	Good				
G50	Semi-Mature Mixed Species	av 12	av 0.5	av 150	av 2.5 2.5 each	1: Young to middle aged oak, silver birch, spruce.	No action required.		Good	40+	C	1.80
	n/a						3	Good				
T51	Semi-Mature Silver Birch Betula pendula	13	4	220	3 3 3	1: Moss on trunk. 2: Deadwood in lower canopy.	No action required.		Good	40+	B	2.64
	n/a						3	Good				
T52	Young Oak Quercus petraea	8	2	110	2 2 2		No action required.		Good	40+	C	1.32
	n/a						3	Good				
G53	Semi-Mature Mixed Species	av 14	av 1.5	av 160	av 2.5 2.5 each	1: Mixed group of predominantly oak with birch and sycamore. 2: Value only as group.	No action required.		Good	40+	C	1.92
	n/a						3	Good				
G54	Semi-Mature Norway Spruce Picea abies	av 13	av 0.5	av 200	av 2.5 2.5 each		No action required.		Good	40+	B	2.40
	n/a						3	Good				
T55	Semi-Mature Oak Quercus petraea	512	2	300	4 4 4	1: Bifurcates at 1m.	No action required.		Good	40+	B	3.60
	n/a						3	Good				

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W S E	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T56	Semi-Mature Oak Quercus petraea	12	2.5	220	2.5 0.5 4 2.5	1: Bird box on trunk. 2: Suppressed to west.	No action required.		Good	40+	B 2.64
							n/a	3	Good		
T57	Semi-Mature Cherry Prunus sp	12	1.5	180	3.5 3.5 3.5 3.5		No action required.		Good	40+	C 2.16
							n/a	3	Good		
T58	Semi-Mature Pine Pinus sp	14	2	320	2.5 2.5 2.5 2.5	1: Multi stemmed at approx. 8-9m with tight compacted unions.	No action required.		Good	20-40	C 3.84
							n/a	3	Fair		
T59	Semi-Mature Oak Quercus petraea	10	5	140	2 2 2 3		No action required.		Good	40+	C 1.68
							n/a	3	Good		
T60	Semi-Mature Oak Quercus petraea	13	2	250	3.5 3 5 3.5	1: Bifurcate at 2m. 2: Deadwood in lower canopy.	No action required.		Good	40+	B 3.00
							n/a	3	Good		
T61	Semi-Mature Silver Birch Betula pendula	12	2	240	3 3 3 3		No action required.		Good	40+	B 2.88
							n/a	3	Good		
T62	Semi-Mature Oak Quercus petraea	11	2	210	2 2 2 2		No action required.		Good	40+	B 2.52
							n/a	3	Good		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T63	Semi-Mature Oak Quercus petraea	12	2	200	2.5 2.5 2.5		No action required.		Good	40+	2.40
	n/a						3	Good	B		
G64	Semi-Mature Spruce Picea sp	av 6	av 0.1	av 110	av 2 2 2 each	1: Young and semi mature spruce.	No action required.		Good	40+	1.32
	n/a						3	Good	C		
G65	Semi-Mature Cherry Prunus sp	av 10	av 0.5	av 250	av 3 3 3 each	1: Third party trees overhanging site. 2: Both multi stemmed.	No action required.		Good	40+	3.00
	n/a						3	Fair	C		
G66	Semi-Mature Mixed Species	av 9	av 0.5	av 150	av 4 4 4 each	1: Mixed boundary feature of hawthorn and cherry.	No action required.		Good	40+	1.80
	n/a						3	Good	C		
T67	Semi-Mature Alder (common) Alnus glutinosa	10	3	150	2.5 2.5 2.5	1: Bifurcate at ground.	No action required.		Good	40+	1.80
	n/a						3	Good	C		
G68	Semi-Mature Leyland Cypress x Cupressocyparis leylandii	av 9	av 1	av 200	av 2.5 2.5 2.5 each	1: Row of cypress.	No action required.		Good	40+	2.40
	n/a						3	Good	C		
G69	Semi-Mature Leyland Cypress x Cupressocyparis leylandii	av 10	av 0.5	av 200	av 2.5 2.5 2.5 each	1: Double row of cypress.	No action required.		Good	40+	2.40
	n/a						3	Good	C		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G70	Semi-Mature Norway Spruce Picea abies	av 8	av 0.5	av 200	av 3 3 3 each		No action required.		Good	40+	C 2.40
							n/a	3	Good		
G71	Semi-Mature Mixed Species	av 8	av 0.1	av 150	av 3 3 3 each	1: Dense mixed group of pine and goat willow.	No action required.		Good	40+	C 1.80
							n/a	3	Good		
T72	Young Oak Quercus petraea	6	1	150	2 2 2	1: Potential to grow into a really nice tree.	No action required.		Good	40+	C 1.80
							n/a	3	Good		
G73	Semi-Mature Pine Pinus sp	av 7	av 0.1	av 120	av 1.5 1.5 each	1: Row of pines on boundary. 2: One goat willow on end.	No action required.		Good	40+	C 1.44
							n/a	3	Good		
G74	Semi-Mature Mixed Species	av 14	av 0.5	av 250	av 4 4 each	1: Row of trees along boundary hedge line that form part of street scene. 2: Restricted access to survey.	No action required.		Good	40+	B 3.00
							n/a	3	Good		
T75	Semi-Mature Elm Ulmus sp	14	4	400	6 6 6	1: Tree on boundary, slightly larger than others.	No action required.		Good	40+	B 4.80
							n/a	3	Good		

Appendix 2 - Tree Schedule Definition of Terms

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

Appendix 3 – Tree Retention Category

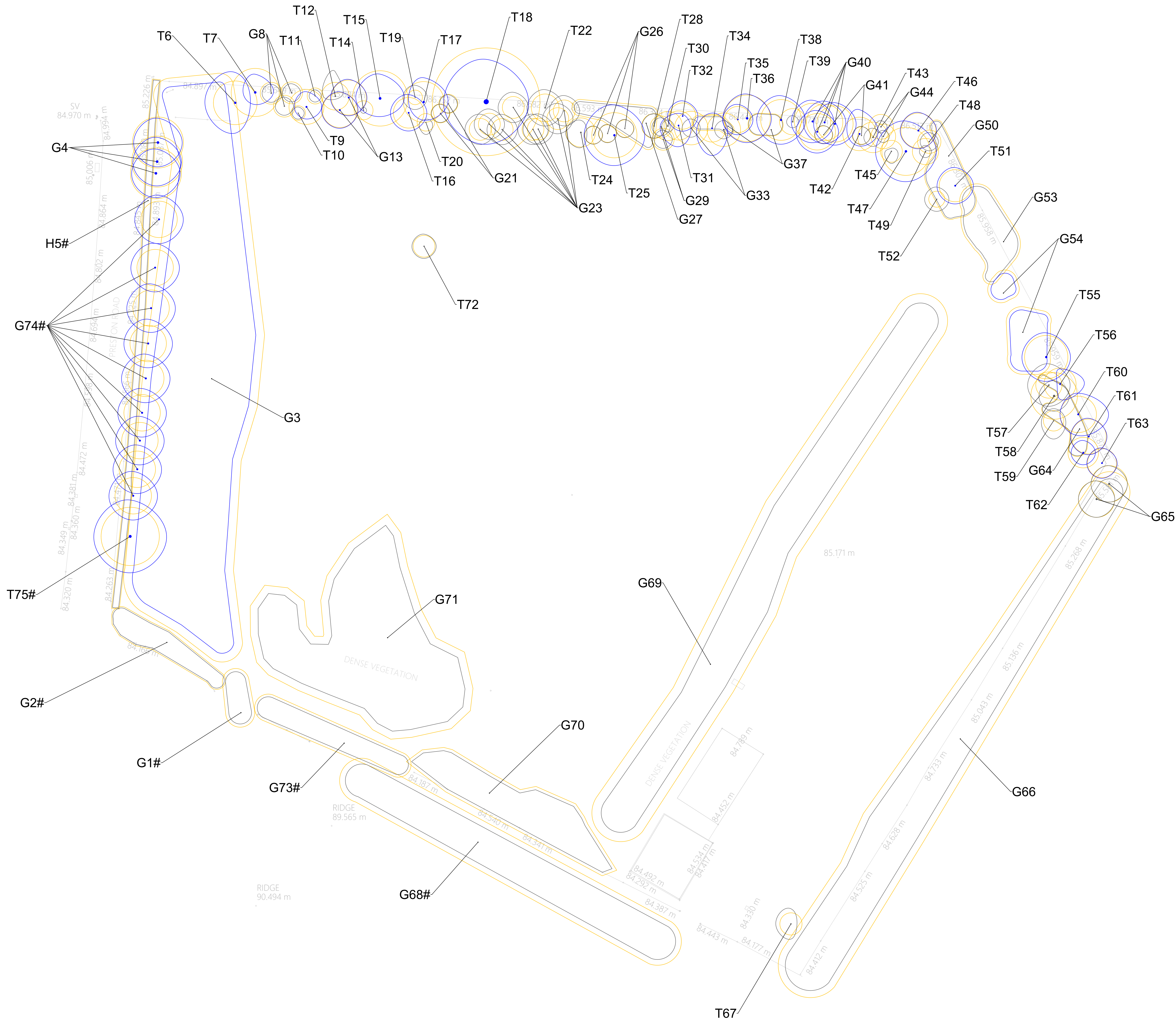
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

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

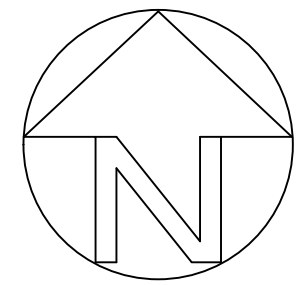
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

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



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Notes:-



- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Root Protection Area (RPA)
- # Position estimated on site

REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
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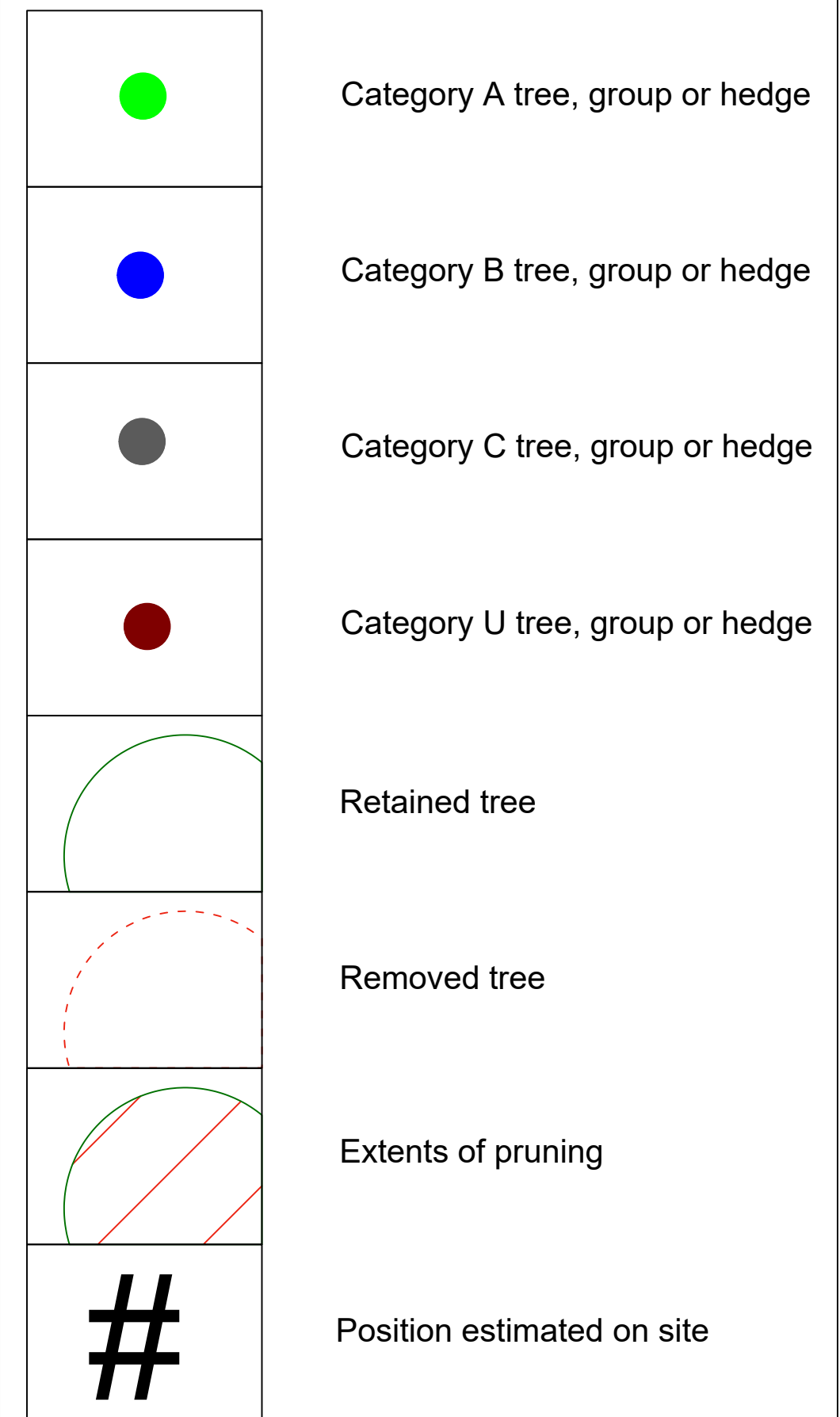
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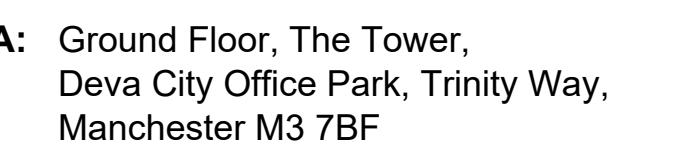
Project:
**SPOUT HALL FARM,
LONGRIDGE**

Title:
TREE CONSTRAINTS PLAN

Issue: PLANNING			
Drawn:	AT	Checked:	KO
Project:	UG487	Scale @ A0:	1:250
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TREE REMOVAL PLAN

Issue:

PLANNING

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Project:	UG487	Scale @ A0:	1:250	Date:	08/04/20
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Dwg No:	UG_487_ARB_TRP_01	Revision:	00
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Tree Works Schedule			
Tree Number	Species	Works Required	Reason
G1	Cypress, birch and goat willow	Remove	For development
G2	Cypress		
G3	Cypress, goat willow, pine, spruce, ash, fir and sycamore.		
H5	Hawthorn and privet		
G8 x 1 tree	Silver birch		
T10	Spruce		
T11	Rowan		
T12	Oak		
G13	Sycamore		
T14	Rowan		
T15	Ash		
T20	Rowan		
G21	Pine		
T22	Sycamore		
G23 7 x trees	Oak, spruce, birch		
T24	Alder		
T25	Ash		
G26	Spruce		
G27	Silver birch, sycamore and rowan		
T28	Oak		
G29	Spruce		
T30	Alder		
T31	Oak		
G33	Larch		
T35	Oak		
G40 x 1 tree	Mixed		
G41	Spruce		
T42	Sycamore		
T45	Sycamore		
T47	Ash		
T49	Larch		
G50 (part of)	Oak, silver birch, spruce		
T52	Oak		
G53 (part of)	Oak with birch and sycamore		
G54	Spruce		
T56	Oak		
T57	Cherry		
T58	Pine		
T59	Oak		
T60	Oak		
T61	Birch		
T62	Oak		
G64	Spruce		

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PLANNING

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Checked: MS

Approved: KO

Project: UG487

Scale @ A0: NTS

Date: 08/04/20

Dwg No: UG_487_ARB_TWS_01

Revision: 00

Tree Works Schedule			
Tree Number	Species	Works Required	Reason
T67	Alder	Remove	For development
G68	Cypress		
G69	Cypress		
G70	Spruce		
G71	Pine and goat willow		
T72	Oak		
G73	Pine		
T6	Sycamore	Prune back by 2.5m as shown on Tree Removal Plan	
T16	Beech	Prune back by 1m as shown on Tree removal Plan	
T18	Sycamore	Deadwood and prune back by 2.5m as shown on Tree removal Plan	
G66	Hawthorn and cherry	Prune back to boundary	

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Issue:

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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Retained tree

Root Protection Area (RPA)

#

Position estimated on site

Redline Site Boundary

Protective fencing (See Insert 1 & Insert 2)

Boundary Treatment

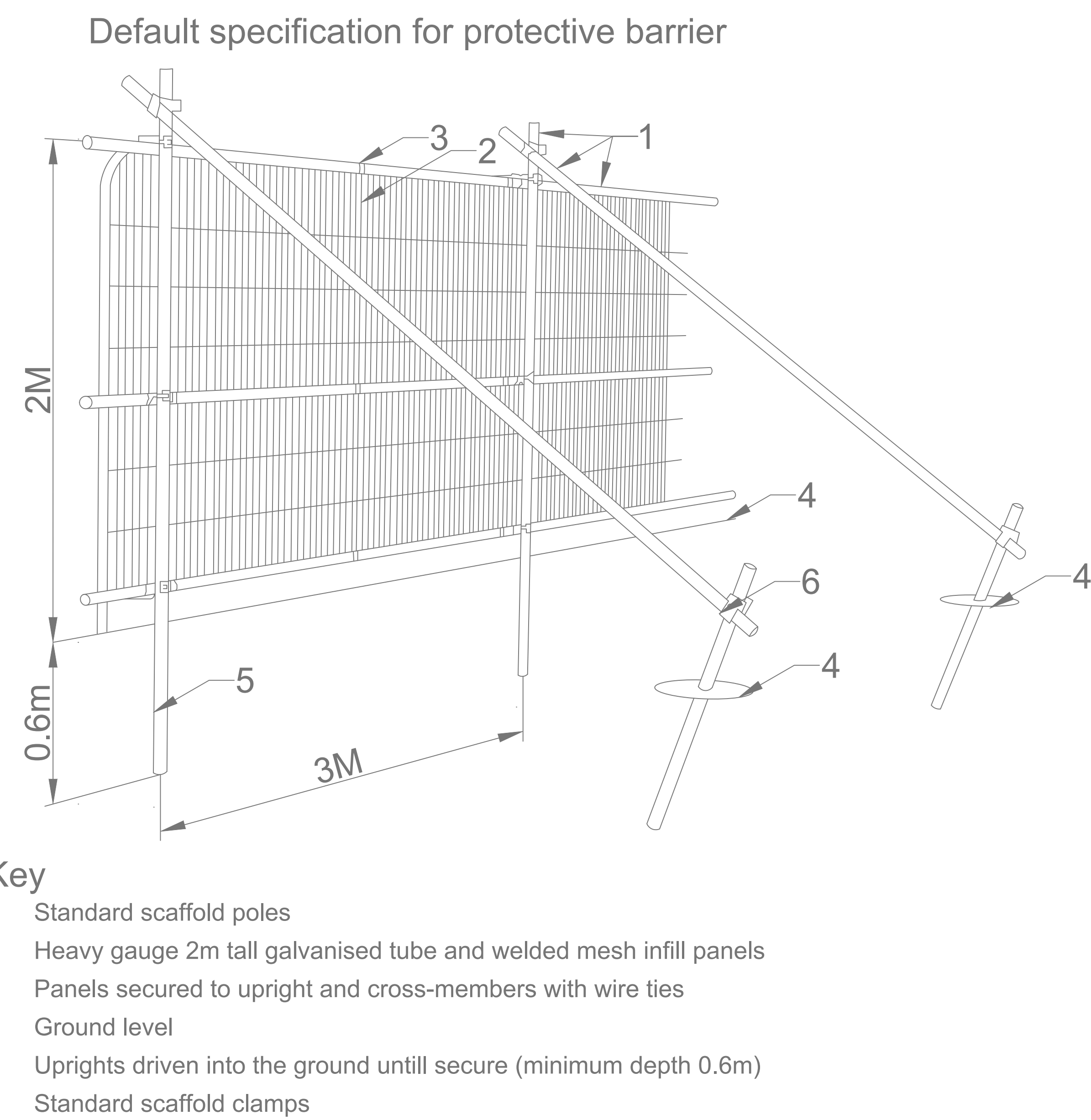
Arboricultural Supervised Excavations

Cellular Confinement System

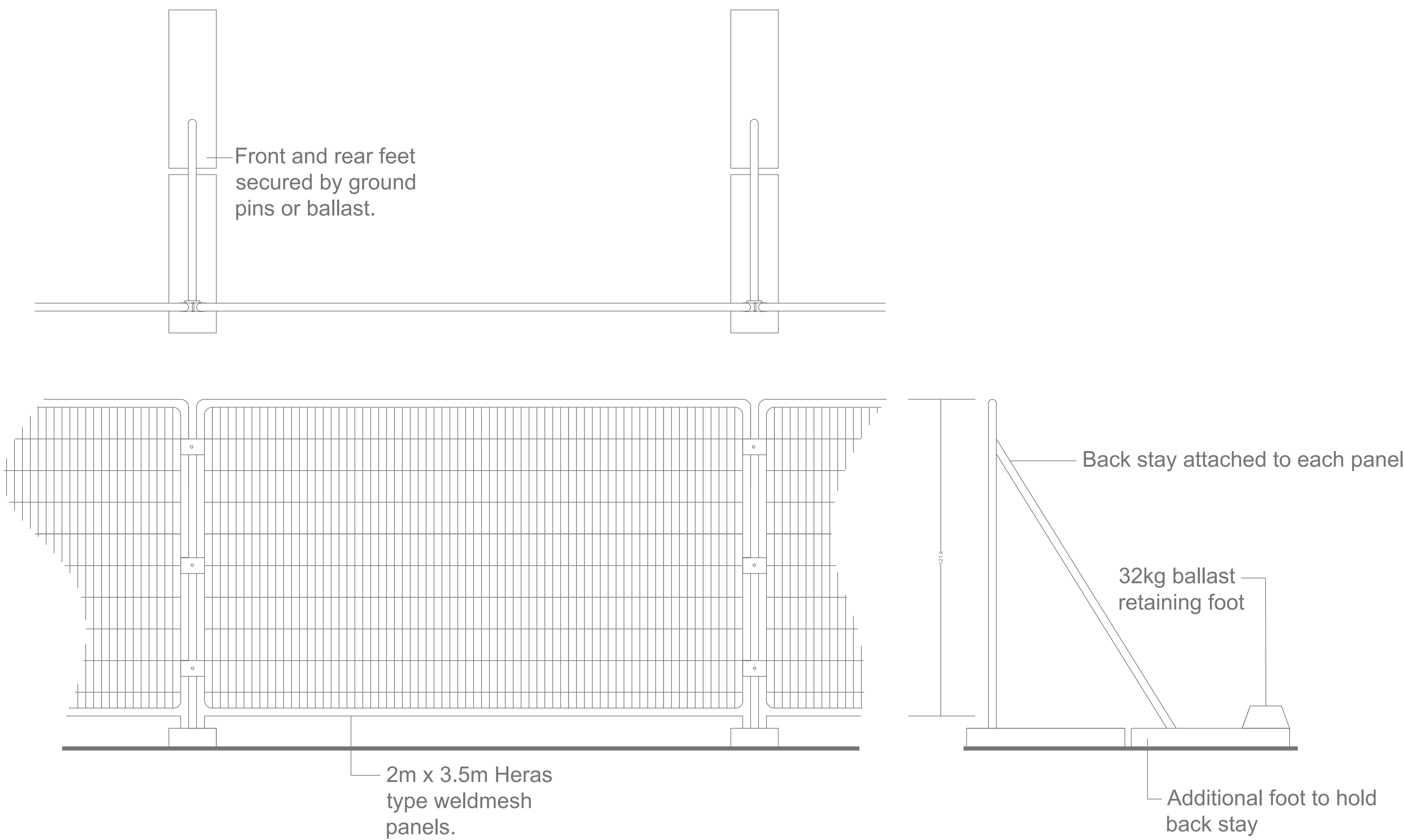
Ground protection (See Insert 3)

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Project: SPOUT HALL FARM, LONGRIDGE						
Title: TREE PROTECTION PLAN						
Issue: PLANNING						
Drawn:	KO	Checked:	MS	Approved:	KO	
Project:	UG487	Scale @ A0:	1:250	Date:	08/04/20	
Dwg No:	UG_487_ARB_TPP_01				Revision:	00

Insert 1: Tree protective fencing specification



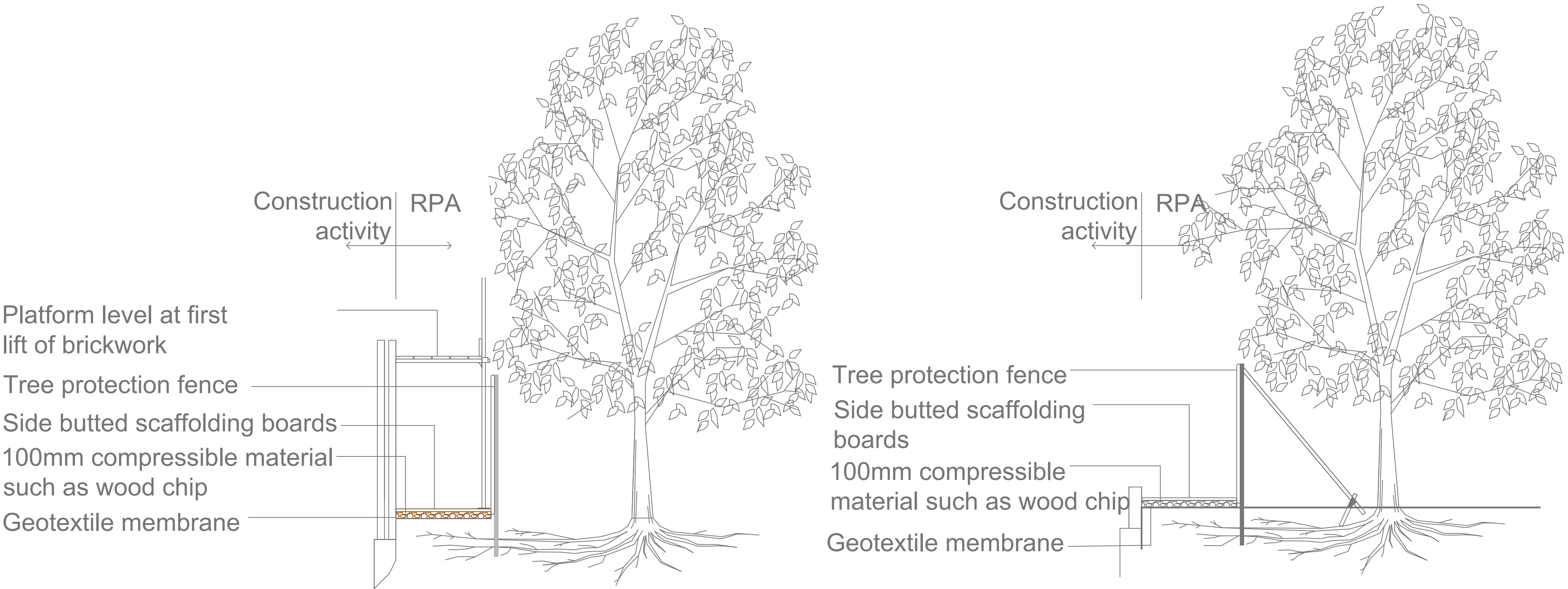
Back-stay support



Insert 2: Tree protection notice

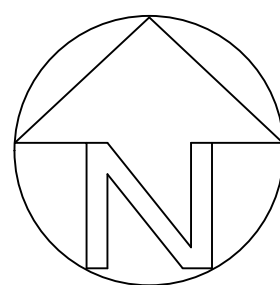


Insert 3: Ground protection specification



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Project: SPOUT HALL FARM, LONGRIDGE				
Title: TREE PROTECTION INDEX				
Issue: PLANNING				
Drawn:	AT	Checked:	KO	Approved: KO
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