PROJECT: 2956 PRESTON ROAD, LONGRIDGE

REPORT: 503 ARBORICULTURAL IMPACT ASSESSMENT

(PLOTS 150-222INC. & 251-268INC.)

PREPARED BY TPM LANDSCAPE LTD

FOR

Tilia Homes Limited

Date: 17.01.2023

Project Number: 2956			
Project Reference: Preston Road, Longridge			
Rev	**Issue Status**	**Prepared / Date**	**Approved / Date**
-	For Approval	MW January 2023	MW January 2023

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CONTENTS

1.0 INTRODUCTION

1.1 Background

TPM Landscape were appointed to prepare Arboricultural Impact Assessment for the replan area (plots 150-222inc. and 251-268inc.) for the proposed development off Preston Road in Longridge.

TPM prepared Tree Survey Plan and Arboricultural Impact Assessment for the original application in 2018.

This short report is accompanied by the drawings which are appended to the back of this document:

Refer to documents and drawings:

- Tree Survey Report - 2956-501 and Tree Survey drawings, ref - 2956-101B to 104B
- Tree Removals, Retention and Protection Plan (Plots 150-222inc. & 251-268inc.), ref. 2956-107

The trees were originally assessed by a qualified arboricultural consultant Georgina Tearne from Arbolution and the report prepared by TPM Landscape (Chartered Landscape Architects) in December 2017 for the original application.

1.2 Site Description

The site comprises a series of irregular shaped agricultural fields on the southern edge of Longridge. The site is bordered by Preston Road to the east, settlement to the north and open countryside to the south and west. Vegetation is primarily located to the field boundaries with the occasional group of trees internal to the fields.

1.3 Purpose of this Document

The purpose of this document is to provide an Arboricultural Impact Assessment to evaluate the effects of the development proposals of the replan area on the existing trees.

1.4 Tree Preservation Orders

There are no Tree Preservation Orders affecting trees on site and the site is not located in a Conservation Area

1.5 Development Proposals

The original development proposals is for approximately 256 new dwellings, associated road infrastructure and public open space.

The proposed replan layout seeks to reduce the average unit size on the current approved scheme which has large 4/5 bed older group range house type and to introduce new group house type range. The scheme will increase unit numbers by 12 overall, but principally honouring the already approved design principles in terms of build form, infrastructure and landscaping.

2.0 ARBORICULTURAL IMPACT ASSESSMENT

Trees Requiring Removal due to Poor Health:

The Tree Survey report carried out in December 2017 identified two trees as U grade quality and are recommended for removal due to the poor health (T65 & T67). Of the two trees identified T67 is located in neighbouring property and should only be removed by the land owner.

Trees in poor heath

- T65 Alder

- T67 Ash (off-site)

Trees Requiring Removal to facilitate development:

The table below list the trees, groups and hedges that require removal to facilitate the development. This includes facilitating the positions of dwellings, access roads, proposed easement and visibilty splays to the front of the development. All trees recommended for removal to facilitate the development are C Grade trees.

Tree No / Group	Potential (or indirect) impact
H4 (C2 Grade) Hawthorn	Required for removal to facilitate development
G9 (C2 Grade) 3 x Hawthorn	Required for removal to facilitate development
H13 (C2 Grade) Hawthorn, Holly	Required for removal to facilitate development
G14a and G15b (C2 Grade) Alder	Required for removal to facilitate development
G19 (C2 Grade) Alder	Required for removal to facilitate development
T35 (C1 Grade) Ash	Required for removal to facilitate development/ visibility splays
H64 (partial removal) - (C2 Grade) Hawthorn, Blackthorn, Elder & Holly	Required for removal to facilitate access road

Potential for Shading:

The retained trees are primarily located to the site boundaries and therefore, shading to the proposal development will be minimal.

Boundary Screening:

The trees and hedgerows provide a sense of enclosure along the field boundaries which contribute to the overall character of the site. Trees and hedgerows removed to facilitate the development should be replaced where possible to mitigate for the loss of trees from the site.

Long Term Spatial Constraints:

With the exception of the access roads, the main development has been offset from the site boundaries, enabling existing trees to reach full maturity without impacting on the development.

Existing areas of Hard Standing:

There are no existing hard standing areas within the site boundary.

Proposed Areas of Hard Standing:

The proposed layout and areas of proposed hard standing have been designed to be outside of the RPA in the most part.

Proposed Buildings within the RPA:

There are no buildings located in the RPA of any existing trees.

Working Space During the Construction Phase:

Site cabins and/ or compound areas and construction work areas are to be accommodated for outside of the RPA's of existing trees to be retained.

Requirements for an Arboricultural Method Statement:

TPM drawing ref. '2956-107' represent a plan based Tree Removals, Retention and Protection Plan and should be referred to during the construction phase for the purposes of controlling activity around the trees to be retained. Further text narrative is provided in Section 3.0 - Arboricultural Method Statement.

Planning for New Landscaping:

New landscaping can contribute to the existing setting of landscape, ecological features and enhance visual screening along the boundaries. There is opportunity within the development proposals to add new areas of planting. Care should be taken to ensure the design of new landscape avoids physical damage to retained trees. Proposed soft landscape should be designed to survive and thrive rather than competing for resources. Similarly new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. We would recommend that the landscape proposals for the site include provision for the planting of a mixture of native and ornamental trees and shrubs. Mitigation tree planting is to be provided to compensate for the loss of trees on site. This should enhance existing vegetated boundaries to the edges of the site where gaps appear within tree lines and hedgerows.

Hedgerows:

In accordance with the Hedgerow Regulations 1997 ' important' hedgerows should not be removed without Hedgerow Removal Notice issued by the relevant Local Planning Authority.

Summary of Impacts

In summary, the development will require the tree works to be carried out, the removal of some existing trees and provision of specific mitigation measures.

The proposed layout has been formulated to minimise the impact on existing RPA's by positioning areas of hard standing outside of these zones where possible to ensure the trees remain in their current condition. The proposed vehicular route and pedestrian link have an impact on several trees. Tree Protection measures should be implemented in accordance

Tree No / Group requiring removal
T65 & T67 (in neighboring land, owner responsibility) are to be removed due to poor health
H4, G9, H13, G14a, G14b, G19, T35, H64 (in part) are to be removed to facilitate the development proposals.

3.0 ARBORICULTURAL METHOD STATEMENT

This method statement has been produced from current guidelines BS 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. If in doubt on any issues relating to the retention and protection of the existing trees on site please contact TPM Landscape on 0161 235 0600 or the Tree Officer at Ribble Valley Borough Council.

The appointed contractor should consider and follow this recommendations whilst working on the project. The appointed contractor must consult the project arboriculturalist who will oversee any critical operations close to the existing trees and make checks to ensure that the tree protection fence and working methods as described below are adhered to.

Tree Works

All tree works should be carried out by a qualified arboriculturalist prior to any construction works starting on site. Only carry out trees works which are shown on the planning approved drawing, any further works that need to be carried out require written approval from the local authority and should be advised by the project arboriculturalist.

Areas of scrub, bracken and bramble should be strimmed to 0.1m in Sept-October and the arisings removed to discourage hedgehogs and amphibians from settling in this area prior to heavy machinery entering the site and the full clearance works begin.

Tree works should be carried out outside of the bird nesting season (typically March-August inclusive) unless the trees and scrub has been surveyed by a qualified ecologist to look for active bird nests. If identified the area should be left undisturbed and fenced off (in line with ecologists recommendations) until the chicks have fledged.

Create log piles (of the trees and branches that have been felled) for deadwood habitats within the woodland area along the brook.

Fence Installation

This method statement has been produced from current guidelines BS 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. All trees as shown to be retained on the approved plan should be protected by a tree protection fence before any materials or machinery are brought onto the site, and before any demolition, development or stripping of topsoil commences. Please refer to drawing 2956 107 for location of fencing and Figures 1 + 2 in Section 4.0 for the specification of the Tree Protection Fence. All-weather notices should be attached to the barrier with words such as: ''TREE PROTECTION AREA KEEP OUT'', please refer to Figure 3 in Section 4.0 for an example of signage. For areas of RPA which fall outside of the protection of the fence should be protected by ground guards inline with Figure 5 to avoid ground compaction. It should be confirmed by the project arboriculturalist, and if requested in the planning conditions by the tree officer at Ribble Valley Council, that the barriers and ground protection have been correctly set out on site, prior to the commencement of any operations. The protected area should be regarded as sacrosanct, and, once installed barriers (unless identified on the drawing) should not be removed or altered without prior approval by the project arboriculturalist and/or Ribble Valley Council.

Fires on sites should be avoided if possible where there are existing trees. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave.

Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA.

Excavations within RPA

Where excavations works for foundations fall on the edge of the RPA then these should be carried out by a competent contractor with an understanding of trees. Any excavations close to trees should be carried out from within the main body of the site working in (and away) from the tree. Machinery should not encroach into the RPA and protected by the fencing.

For any trees which require excavations within the RPA then water the tree a few days before works are carried out, making sure the ground is moist within the drip line of the tree (only required during the growing season).

Manual excavations within the RPA are to be carried out carefully using hand-held tools (and preferably by compressed air soil displacement). If roots smaller than 25mm diameter are identified on site which encroach into the area to be excavated, then these may be pruned back using hand tools that will make clean, quick cuts (i.e. bypass secateurs or handsaw). If roots are above than 25mm diameter or occur in clumps should not be severed until consultation with the project arboriculturist has been sought.

Any excavations requiring the use of a mechanical digger within the RPA should only be used as a last resort and guided by an arboriculturist. These operations must be supervised by a grounds man to signal if tree roots above 25mm diamater or occurring in clumps are exposed. Roots should not be severed prior to consultation with the arboriculturist. Ensure cuts are done with hand tools that will make clean, quick cuts. At no points should roots be ripped or dragged out by a mechanical digger. Make sure cut roots are covered with loose soil or woodchips as soon as possible, DO NOT LEAVE CUT ROOTS EXPOSED. If roots are going to be exposed for more than an hour cover with a damp cloth. Water the tree again thoroughly when this has been completed (only required during the growing season).

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Installation of Services

Care should be taken in the routing and methods of installation of all underground services and where possible these should be routed outside of the RPA. Where this is not possible, detailed plans showing the proposed routing are to be drawn up in conjunction with the project arboriculturist and trenchless insertion methods should be used with entry and retrieval pits to be sited outside of the RPA.

Landscaping on Completion

Generally, areas around new tree planting and existing trees should allow for adequate infiltration of water and free gas exchange to encourage root growth. Soil compaction should be avoided around existing vegetation. Where soil compaction has occurred within RPA, arboricultural advice should be sought prior to carrying out remedial or other works. Heavy mechanical cultivation should not occur within RPAs. Any cultivation operations should be undertaken by hand to minimise damage to existing tree roots. Care should be taken to minimise the risk of further damage to tree roots.

New development can affect the existing drainage pattern and alterations to groundwater can affect the root systems of existing trees. Where ground water conditions may change, expert advice should be sought on trees and drainage.

If required, an appropriate herbicide may be used. Care should be taken to avoid any damaging effects on existing trees, plants, species or their habitats.

Site Works - Pre Construction Of Development

Temporary roads, site storage and staff parking should be located outside of the RPA (within existing non compacted areas) and should only be implemented after the tree protection fencing has been erected.

Site Works - Post Construction

Tree protection fencing should only be pushed back or removed to allow for the installation of hard/ soft surfacing within the RPA once all major construction works have finished and heavy machinery has been removed off site. Refer to drawing 2956-107 for tree protection fencing locations.

Areas of proposed surfacing over the RPA should be carried out to a ‘No Dig’ construction method in line with detailed construction details from an engineer. Geotextiles and porous surfaces to be used. Surfacing should be constructed over existing levels to avoid excavations within the main body of the RPA. This should be permeable surface material to allow water and gasses to pass to the surface of the soil.

Fencing within RPA should be timber posts set in concrete. These post holes should be dug by hand and should be located avoiding any major roots.

Ground Protection

All ground protection methods must be capable of supporting construction traffic entering or using the site without causing ground compaction. There are two different ground protection measures that may be required depending on the site constraints and requirements.

Construction Traffic

It may be necessary to provide ground protection measures to facilitate construction traffic movement (exceeding 2t gross weight) and access to the proposed development. If this is the case, a proprietary system or pre-cast reinforced concrete slab to engineers specification will need to be designed to accommodate the likely loading.

Light Machinery/ Site Operatives

The most common method of ground protection is the use of a compressible layer as illustrated in figure 5 on page 18. This method will support pedestrian-operated machinery up to a gross weight of 2t. It consists of a base geo-textile membrane, a base ground guard layer, approximately 150mm depth of woodchip and a surface ground guard track way.

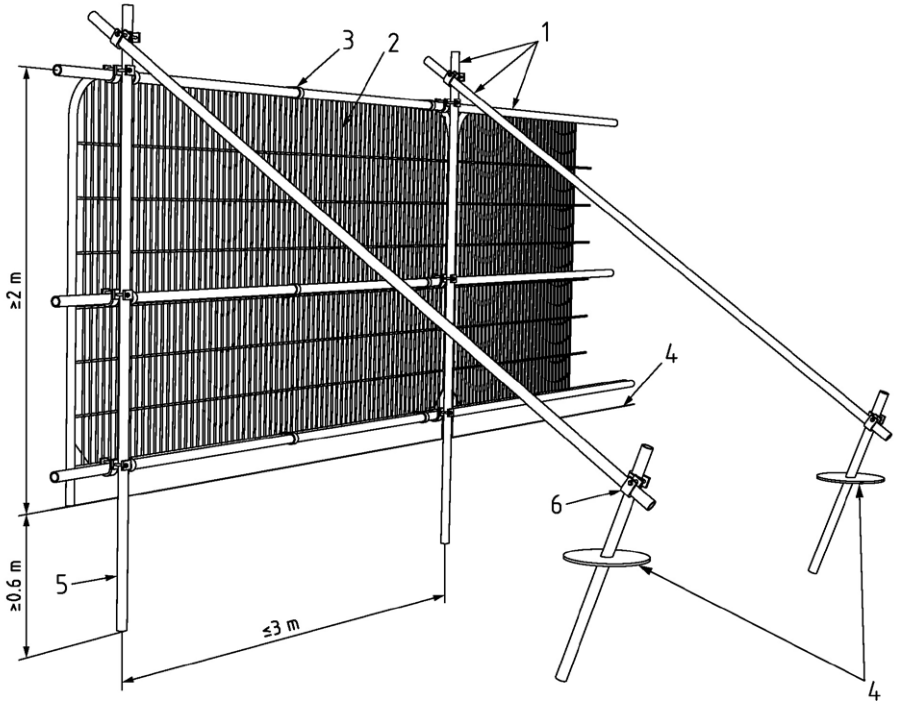
If the construction works can be carried out by site operatives without the use of machinery, a single thickness scaffold board, either suspended to a scaffold frame or on top of a compression resistant layer and geo-textile membrane may be used.

Other Notes

In addition to the protection fence the site operatives should have regard for the trees and make allowance for:

- All forms of access to the site
- Position of site compound
- Size of vehicles entering the site and any impacts to branches that overhang these routes
- Proposed parking for site personnel
- Phasing of works
- Space required to undertake the works
- Management of waste products within the site
- Any special construction techniques e.g. porous paving
- Time of year for any tree works (e.g. bird nesting season)
- Protection of soil structure within proposed planting beds
- Planting operations within the root protection area of retained trees
- Systems of arboricultural site monitoring / scheduled site visits

4.0 TREE PROTECTION MEASURES



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

Figure 1

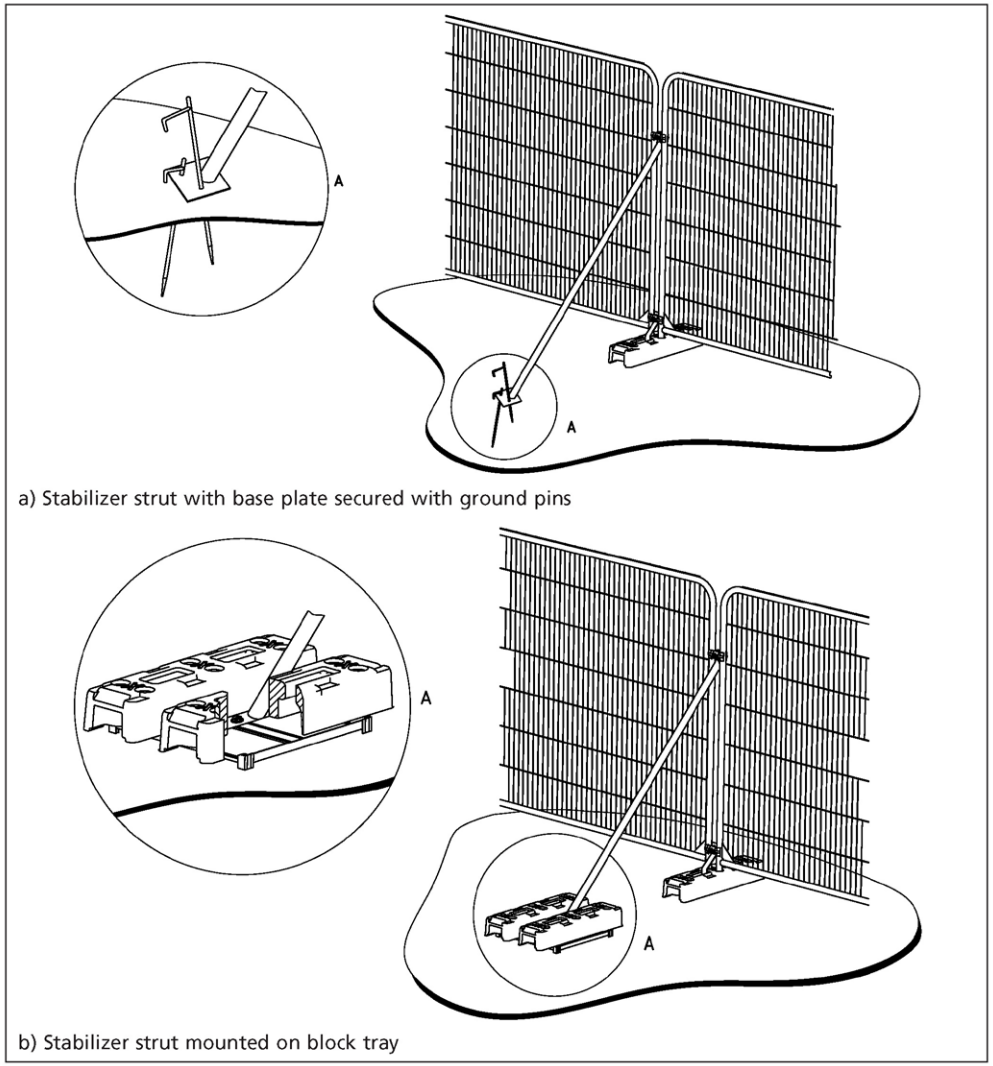


Figure 2

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS

THE FOLLOWING MUST BE OBSERVED BY ALL PERSIONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED OR PUSHED BACK
- NO PERSONS 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 EXCAVATIONS SHALL OCCUR IN THE PROTECTED AREA

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

Figure 3 - example signage

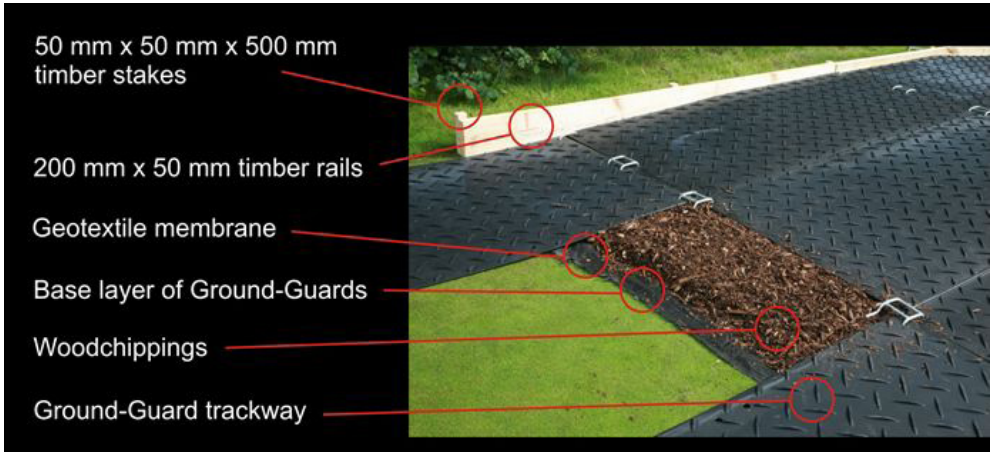
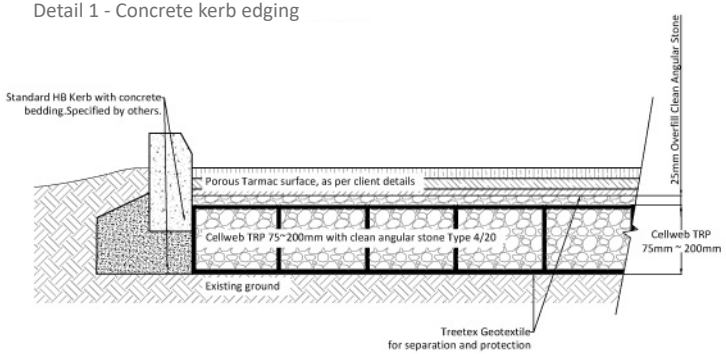


Figure 5 - example of ground guards

Detail 1 - Concrete kerb edging



Note: Subbase could be required depending on the existing ground CBR % and the type of traffic on the surface.

Detail 2 - Timber edging

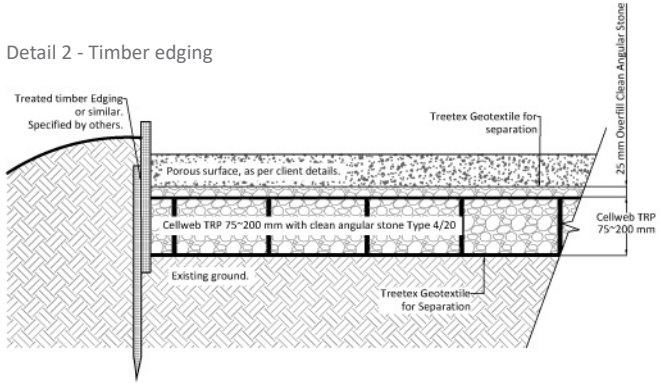
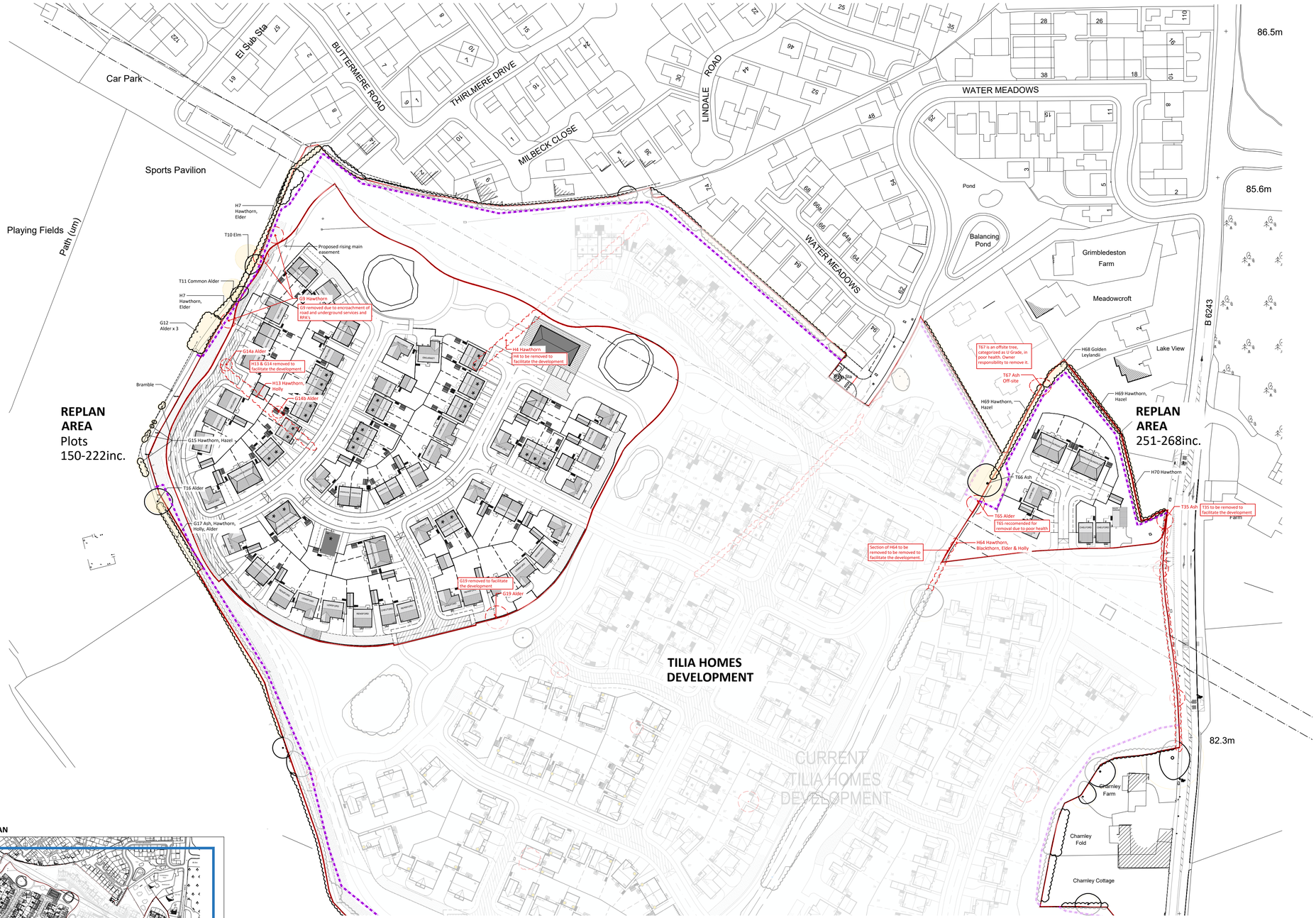


Figure 4 - No-Dig Construction Details over RPA

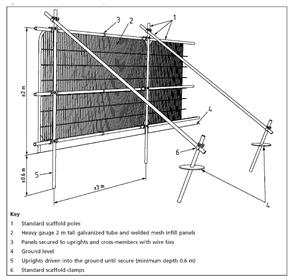
NOTE: No-dig construction details as detailed by Geosynthetics

APPENDIX

- 2956 107 Tree Retention, Removals & Protection (Plots 150-222inc. & 251-268inc.)
- 2956 101 to 104 Tree Survey
- 2956 501 Tree Survey Report



LOCATION PLAN



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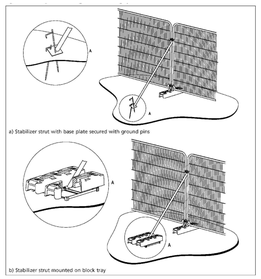

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Figure 3

LEGEND

Existing Tree to be Retained
Trees to be retained and protected in line with BS5837:2012. Please refer to Arboricultural Method Statement and TPM Tree Survey Report and Drawing

Existing Tree to be Removed
For condition and category grading of individual trees to be removed please refer to TPM Tree Survey Report and Drawing

Root Protection Area (RPA)
RPA calculated inline with BS5837:2012

Proposed Tree Protection Fence
To be installed prior to any enabling works on site and to remain in position during construction of proposed building and landscape works. Please refer to Arboricultural Method Statement and Figures 1 &2 on this drawing.

REFER TO REPORT REF 2956-503 FOR ARBORICULTURAL IMPACT ASSESSMENT AND ARBORICULTURAL METHOD STATEMENT

NOTE:
THIS DRAWING IS BASED ON TREE SURVEY PREPARED BY TPM LANDSCAPE IN 2017:
- 2956 101B to 104B Tree Survey
- 2956 501 Tree Survey Report

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REVISION NOTES

Rev	By	Description	Date
-	-	-	-

Client
Tilia Homes Limited

Project
Preston Road, Longridge

Description
Tree Retention, Removals & Protection (Plots 150-222inc. & 251-268inc.)

Status
For Approval

Scale @ A1	Drawn	Checked	Date
1:1000	MW	MW	17.01.23
Job number	**Drawing number**		**Revision**
2956	107		-

N

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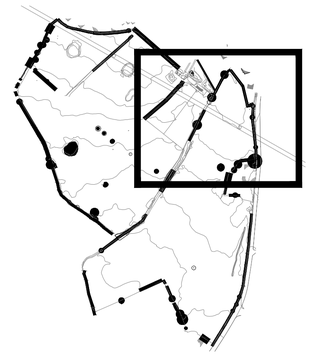
Refer to drawing 2956 101

G1 Hawthorn, Ash
H34 Leylandii
H68 Golden Leylandii
T67 Ash Off-site
T33 Goat's Willow
H69 Hawthorn, Hazel
H69 Hawthorn, Hazel
T66 Ash
T65 Alder
H70 Hawthorn
T35 Ash
H32 Hawthorn, Holly
H37 Hawthorn, Elder, Ash
T36 Ash
H64 Hawthorn, Blackthorn, Elder, Holly
T63 Ash
T38 Ash
T22 Ash
G40 Beech, bamboo
T39 Ash
T41 Sycamore
T42 Sycamore
T31 Ash
T43 Eucalyptus
G30 Ash
G44 Lawson Cypress
G45 Forsythia
G30 Ash
T47 Norway Maple
H46 Leylandii

Refer to drawing 2956 103
Refer to drawing 2956 103
Refer to drawing 2956 104

LOCATION PLAN



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LEGEND

Tree Category A
Trees who's retention is most desirable. Vigorous healthy tree of good form, free from obvious faults and of significant amenity value

Tree Category B
Trees who's retention is desirable. Trees which are in a moderate to good condition although some minor faults may require correction by surgery

Tree Category C
Trees who's condition is moderate to poor and usually require a significant amount of tree surgery or be located in an area not readily accessible to the public

Retention Category U
Trees & shrubs which are dead dying or dangerous. Trees which are so damaged and diseased as to be incapable of further satisfactory development. Trees in this category should be removed.

Tree Not Surveyed

Root Protection Area
RPA calculated inline with BS5837:2012.

REVISION NOTES

Rev	By	Description	Date
B	MW	Group G18, G21 added	05.03.18
A	EG	RPAs added	04.01.18

Client
Kier Living Ltd.

Project
Preston Road, Longridge

Description
Tree Survey (Sheet 2 of 4)

Status
For Planning

Scale @ A1	Drawn	Checked	Date
1:500	AB	DC	19.12.17
Job number	Drawing number		Revision
2956	102		B

N

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G8 2 x Oak,
1 x Elm

H6 Hawthorn,
Field Maple

T2 Field Maple

H7
Hawthorn,
Elder

H5 Hawthorn,
bramble

H3 Hawthorn,
Elder

G1 Hawthorn,
Ash

T10 Elm

H4 Hawthorn

T11 Common Alder

H7
Hawthorn,
Elder

G9 Hawthorn

G12
Alder x 3

G14a Alder

H13 Hawthorn,
Holly

G14b Alder

Bramble

G15 Hawthorn, Hazel

T16 Alder

H32 Hawthorn, Holly

G17 Ash, Hawthorn,
Holly, Alder

G19 Alder

T20 Oak

G18 Holly, Alder,
Hawthorn

T22 Ash

T23 Off - site tree
Unknown

T24 Oak

Refer to drawing 2956 102

Refer to drawing 2956 103

LOCATION PLAN

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B	MW	Group G18, G21 added	05.03.18
A	EG	RPAs added	04.01.18

Client
Kier Living Ltd.

Project
Preston Road, Longridge

Description
Tree Survey (Sheet 1 of 4)

Status
For Planning

Scale @ A1	Drawn	Checked	Date
1:500	AB	DC	19.12.17
Job number	**Drawing number**		**Revision**
2956	101		B

N

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Refer to drawing 2956 103

Refer to drawing 2956 102

T27 Oak

T28 Alder

G29 Hawthorn

H61 Hawthorn

T60 Alder

H62 Hawthorn, Holly, bramble

H58 Hawthorn, Elder, Holly

H56 Hawthorn

T55 Oak

T59 Alder

T57 Unknown

H48 Hawthorn, Ash

G49 Ash x 3

G54 Hawthorn x 5

T53 Ash

T52 Ash

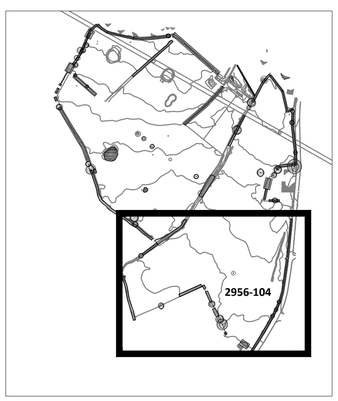
T51 Hawthorn

Sycamore

G50 Norway Maple, Sycamore

Norway maple

LOCATION PLAN



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LEGEND

Tree Category A
Trees who's retention is most desirable. Vigorous healthy tree of good form, free from obvious faults and of significant amenity value

Tree Category B
Trees who's retention is desirable. Trees which are in a moderate to good condition although some minor faults may require correction by surgery

Tree Category C
Trees who's condition is moderate to poor and usually require a significant amount of tree surgery or be located in an area not readily accessible to the public

Retention Category U
Trees & shrubs which are dead dying or dangerous. Trees which are so damaged and diseased as to be incapable of further satisfactory development. Trees in this category should be removed.

Tree Not Surveyed

Root Protection Area
RPA calculated inline with BS5837:2012.

REVISION NOTES

Rev	By	Description	Date
B	MW	Group G18, G21 added	05.03.18
A	EG	RPAs added	04.01.18

Client
Kier Living Ltd.

N

Project
Preston Road, Longridge

Description
Tree Survey (Sheet 4 of 4)

Status
For Planning

Scale @ A1	Drawn	Checked	Date
1:500	AB	DC	19.12.17
Job number	**Drawing number**		**Revision**
2956	104		B

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Refer to drawing 2956 101

Refer to drawing 2956 102

T20 Oak

G18 Holly, Alder, Hawthorn

T22 Ash

T23 Off - site tree Unknown

T24 Oak

G25 Hawthorn x 2

T31 Ash

G30 Ash

G30 Ash

G21 Holly, Hawthorn

H26 Hazel, Hawthorn, Elder, Holly

T27 Oak

T28 Alder

G29 Hawthorn

H61 Hawthorn

T60 Alder

Refer to drawing 2956 102

Refer to drawing 2956 104

Refer to drawing 2956 104

LOCATION PLAN

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8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

LEGEND

Tree Category A
Trees who's retention is most desirable. Vigorous healthy tree of good form, free from obvious faults and of significant amenity value

Tree Category B
Trees who's retention is desirable. Trees which are in a moderate to good condition although some minor faults may require correction by surgery

Tree Category C
Trees who's condition is moderate to poor and usually require a significant amount of tree surgery or be located in an area not readily accessible to the public

Retention Category U
Trees & shrubs which are dead dying or dangerous. Trees which are so damaged and diseased as to be incapable of further satisfactory development. Trees in this category should be removed.

Tree Not Surveyed

Root Protection Area
RPA calculated inline with BS5837:2012.

REVISION NOTES

Rev	By	Description	Date
B	MW	Group G18, G21 added	05.03.18
A	EG	RPAs added	04.01.18

Client
Kier Living Ltd.

Project
Preston Road, Longridge

Description
Tree Survey (Sheet 3 of 4)

Status
For Planning

Scale @ A1	Drawn	Checked	Date
1:500	AB	DC	19.12.17
Job number	Drawing number		Revision
2956	103		B

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PROJECT: 2956 PRESTON ROAD, LONGRIDGE

REPORT: 501 A TREE SURVEY

PREPARED BY TPM LANDSCAPE LTD

FOR

Kier Living Ltd.

Date: December 2017

Revision A: March 2018

Project Number: 2956			
Project Reference: Preston Road, Longridge			
Rev	**Issue Status**	**Prepared / Date**	**Approved / Date**
-	For Approval	AB / December 2017	DC / December 2017
A	For Approval	MW / March 2018	DC / March 2018

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CONTENTS

1.0 INTRODUCTION

1.1 Background

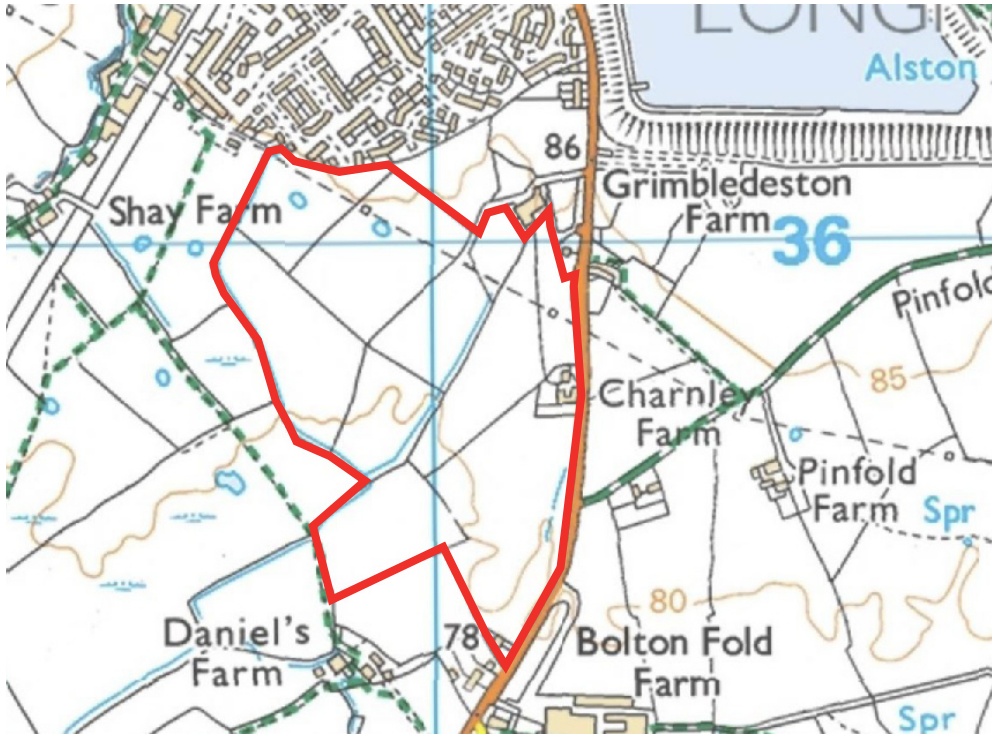
The trees were assessed by a qualified arboricultural consultant in December 2017. The trees were surveyed in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, to provide a detailed understanding of the condition of the existing trees.

1.2 Site Description

The site consists of field and farmland and is adjacent to a residential area in Longridge, Lancashire. The site is along Preston road and is surrounded by farms to the east, south and west.

1.3 Tree Preservation Orders

There are currently no Tree Preservation Orders that affect any trees on site, and the site does not fall within a conservation area. This was confirmed by David Hewitt at Ribble Valley Council via telephone.



OS LOCATION PLAN

2.0 SITE LOCATION PLAN

3.0 METHODOLOGY

3.1 Site Visit

The site visit was carried out in December 2017. Trees were assessed by a qualified Arboriculturalist in accordance with BS 5837:2012

3.2 Survey

A topographical survey was available at the time of the survey and this was used as the base for the tree survey drawing which accurately locates the trees in relation to existing features on site.

3.3 Survey Details

The following information was gathered for each tree; species, age class, estimated height, stem diameter at 1.5m above ground and individual crown spread. Vigour was assessed using leaf density and recent shoot extension.

3.4 Tree Condition

An assessment was made of the trees condition visually from ground level. No climbed inspection or detailed investigation of decay was made, however this was not considered necessary as enough information was gained about the trees from a ground level inspection. If any faults or potential failings were identified on the trees these have been picked up in the tree survey notes. It should be noted that trees can change significantly over a relatively short period of time, and therefore trees should be monitored on a regular basis for sign of deterioration.

3.5 Recommendations for Tree Works

Any tree works that are proposed in the tree survey notes are to either reduce hazards or promote good future growth of the tree, and do not relate to specific works to accommodate the proposed development. All works should be carried out to BS 3998: 2010 British Standard Recommendations for Tree Work and should have written approval by Ribble Valley Borough Council prior to the works being carried out if any of the trees identified are protected by a Tree Preservation Order.

3.6 Tree Retention Codes

The trees desirability for retention was assessed in accordance with BS 5837: 2012, and was assessed taking into account the trees age, vigour, amenity value (as a function of size, prominence, and attractiveness), life expectancy, replaceability and appropriateness in relation to the development proposals.

4.0 REFERENCES

- BS 5837 2012: Trees in relation to Design, Demolition and Construction - Recommendations
- BS 3998 2010: British Standard Recommendations for Tree Work
- Arboricultural Association Guidance Notes No 7 – Tree Surveys: A Guide to Good Practice
- ETR 2000: Tree Preservation Orders: A Guide to the Law and Good Practice
- Arboricultural Advisory and Information Service Practice Note APN 1 Driveways Close to Trees

For assessment criteria please refer to the tables after section 5.0 (in front of the site photographs)

5.0 ANALYSIS AND RECOMMENDATIONS

5.1 Tree Survey Schedule Analysis

Below is a summary of the tree survey schedule, for more detailed information on individual trees please refer to the schedule in section 6.0 and the TPM Tree Survey drawings 2956 101-105

- There were 70 individual trees or groups of trees and shrubs on the site
- The trees that were assessed as part of this survey have been identified as mainly C grade quality with 15 number trees of B grade quality and 4 number of U grade quality.
- 2 x Ash (T22, T67), 1 x Alder (T65) and 1 x Unknown (T57) U grade trees are recommended to be removed.
- The site contains 19 groups of trees.
- The most prevalent species on site is Ash.
- The site contains a mix of hedgerows located mainly around the site boundaries with Hawthorn being the most prevalent species.

Tree Summary	Number	Tree Category			
		A	B	C	U
Total Number of Trees / Groups (as surveyed)	70	0	15	51	4

5.2 Conclusions and Recommendations

- All tree works or tree removals should be carried out outside the bird nesting season (typically March-August) unless a qualified ecologist carries out a bird nest survey.
- U graded trees (T22, T67) (T65) (T57) are recommended for removal
- Additional actions noted include:

  - Two Ash trees within G17 and H32 are recommended for removal

  - T67 is an Ash tree in a neighbouring property which is also recommended for removal

  - Deadwood to be removed from 1 x Elder (T10), 1 x Oak (T42), 3 x Ash (T52) (T53) (T63)

  - Crown reduce 1 x Oak (T55)

  - Remove Ivy 1 x Ash (T36)

CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition	Criteria (including sub categories where appropriate		
Trees unsuitable for retention (see Note)			
Category U 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.	- Trees that have serious, irremediable, structural defect, 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.		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	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 of formal or semi-formal arboricultural features (e.g. the dominant and/ or principal 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.
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.
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 quality in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.

TREE QUALITY ASSESSMENT: ASSESSMENT CRITERIA IN LINE WITH BS5837:2012

Tree — Number refers to tree number on survey drawing

T	Trees
G	Group of Trees
H	Hedges
W	Woodland group

Species — Common Name

Height — Height of tree given in metres

Total	Total height of tree above ground level
First branch	Height of first significant branch and direction
Canopy	to inform ground clearance

Girth — Diameter (mm) of trunk @1.5m above ground. MS refers to multi-stemmed trees.

Spread — Measurements (m) taken from the centre point of the trunk in a North, South, East and West direction

Age

OM	Over-Mature
M	Mature
EM	Early Mature
SM	Semi-Mature
Y	Young (0-20 years)

Amenity Value — General appearance of the tree

H	High
M	Moderate
L	Low

Health Condition	**General Health of the tree**
VG	Very Good
G	Good
F	Fair
P	Poor
D	Dead/ Dangerous

Retention Value — Recommendation of tree retention with regard to both amenity and health. A general overview of the tree's retention value.

A Category — Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, of particular visual importance and or of significant conservation or other value.

B Category — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees might have been category A but down graded because of impaired condition, trees within a group as such attracting a high collective rating and/ or trees with material conservation or other value.

C Category — Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter <150mm; unremarkable trees of limited merit or impaired condition, trees offering low or only temporary landscape benefits or poorer trees within a group, trees of no material consideration.

U Category — Trees in such a condition they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years; trees which have serious defects and expected to collapse, trees that are dead or showing signs of overall decline, trees infected with pathogens of significant health or safety concern other trees nearby.

6.0 TREE SURVEY SCHEDULE

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
G1	**Hawthorn & Ash**	<8	0.36	4.32	59	See Plan				EM	0+	p/f	20+	**C2**	0+	L/M
Notes	An old hedge line with occassional ash. 2 x 'C' grade Ash and a number topped at hedge height.															
T2	**Field Maple**	8	0.28	3.36	35	3.5	5.0	4.0	5.0	M	0.5	f	20+	**C2**	2	M
Notes	3 main leaders from a short bole. Dense, even crown. Some stubs. No Major visible defects															
No action																
H3	**Hawthorn & Elder**	<3.5	0.25	3	28	See Plan				EM	0	F	20+	**C2**	0	L
Notes	Typical field edge hedge. Straggly. Sided up. Uneven heights. Limited value. No major visible defects.															
Continue to monitor																
H4	**Hawthorn**	4	0.18	2.16	15	<4 Wide				EM	0+	F	10+	**C2**	0	L
Notes	A line of multi-stemmed trees. Poor at hedge with lots of gaps. Sparese to lower crown. One tree dead at the end. Limited value. Crown reduce.															
Continue to monitor																
H5	**Hawthorn & Bramble**	<1.5	0.2	2.4	18	See Plan				SM	0+	f	10+	**C2**	0	L
Notes	Maintained at fence height. Very narrow but covered in patches of dense and vigorous bramble. No major visible defects. Limited value. Easily replaced.															
No action at present																
H6	**Hawthorn & Field Maple**	<6				See Plan				EM	0	f	20+	**C2**	0	L/M
Notes	A line of trees. Some shrubs and ivy. Reasonable shape and form. No major visible defects.															
No action																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
H7	**Hawthorn, Alder, Holly**	<4	0.2	2.4	18	See Plan				EM	0	f	20+	**C2**	0	L/M
Notes	Offsite beyond ditch. Mostly topped at 3m. Limited value. No major visible defects.															
No action at present																
G8	**2 x Oak 1 x Elm**	<14	0.55	6.6	137	See Plan				EM	0	F	20+	**B2**	2N	M
Notes	Beyond ditch in neighbouring property therefore RPA into site restricted. 2 x Oak desnsely covered in ivy. One tree rather suppressed with only signifiant limb at 2.5m to north.															
No action at present																
G9	**3 X Hawthorn**	<6	0.45	5.4	92	See Plan				M	0	F	20+	**C2**	2.0	L
Notes	Multi stemmed crowns from short boles. Individual Trees No major visible defects.															
No action																
T10	**Elm**	16	0.5 0.25	6 3	113 28	0.0	7.5	7.0	0.0	EM	2+	F	20+	**B1**	4+	M
Notes	On opposite side of ditch. RPA limited into site. One main stem with secondary leader at 1m to south. Ivy into crown. Some old wounds and stubs. Not fully surveyed.															
Deadwood over site																
T11	**Common Alder**	13	0.4 0.3 0.2 0.15 0.15	4.8 3.6 2.4 1.8 1.8	72 41 18 10 10	0.0	5.5	7.0	0.0	M	0	F	20+	**C1+**	4E	M
Notes	On opposite site of steep ditch. No RPA into site. Multi stem from base and rather one sided towards east. Some stubs and deadwood															
no action at present																
G12	**3 x Alder**	<10	0.55	6.6	137	See Plan				M	0	P/F	10+	**C1**	None oversite	M
Notes	Offsite beyond ditch. Ivy swamping crowns. Remove epicormic shoots at base of one. Deadwood and stubs. Some dieback but not fully surveyed.															
no action at present																
H13	**Hawthorn, Holly, Alder & Elder**	3 to 6	0.3	3.6	41	See Plan				M	0	F	20+	**C2**		L
Notes	Old hedgeline. Reasonable shape and form but low value and easily replaced.															
No action at present																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
G14	**Alder a**	<7	0.29	3.48	38	3.0	0.0	0.0	0.0	SM	1+	F	20+	**C2**	3+	L
	Alder b		0.25	3	28											
Notes	Two Single stemmed trees. Reasonable shape and form but low value and easily replaced. No Major visble defects.															
No action																
G15	**Hazel, Hawthorn**	<4	0.2	2.4	18	See Plan				EM	0	F	20+	**C2**	3+	L
Notes	On opposite side of ditch. Multi-stemmed. Some ivy. Very low value. All easily replaced. No major visible defects.															
No action																
T16	**Alder**	13	0.42	5.04	80	6.0	6.0	7.0	6.0	M	0+	F	20+	**B1**	4	M
			0.28	3.36	35											
Notes	On opposite side of ditch. Multi stem from base with 2 main stems. Reasonable shape and form. One decaying stump at base. Minor deadwood. No major visible defects.															
No action at present																
G17	**Holly, Hawthorn, Ash, Alder**	<10	0.3	3.6	41	See plan				SM-M	0+	P/F	20+	**C2**	0+	L/M
Notes	Mainly a hawthorn hedge with some dense sections of Holly. 2 x semi mature trees beyond ditch of limited value and 1 x mature Ash with severe decay to stem. Of limited long term value.															
Fell 1 x Ash																
G18	**Holly, Hawthorn, Alder**	<12	0.45	5.4	92	See Plan				EM-M	0+	F	20+	**B2**	0+	M
Notes	Mainly multi-stemmed Alder growing in marshy area exluded from arable area. Reasonable shape and form. Some deadwood and stubs.															
No action																
G19	**Alder**	<11	0.25	3	28	See Plan				EM	2	F	20+	**C2**	3	L
Notes	Consists of 4 x Alders. Probably formed of an old hedgerow. Limited value with some grazing damage.															
No action at present																
T20	**Oak**	5	0.35	4.2	55	5.0	2.0	5.0	3.0	SM	1.5	G	40+	**C1+**	2	L
Notes	Single stemmed. Slight lean and one sided crown. Has potential but easily replaced. No major visible defects.															
No action																
G21	**Holly & Hawthorn**	<7	0.25	3	28	See Plan				SM	0	f	20+	**C2**	0	L
Notes	Single stemmed. Slight lean and one sided crown. Has potential but easily replaced. No major visible defects.															
No action																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T22	**Ash**	8	0.38	4.56	65	3 Average				EM		D	0	**U**		L
Notes	Dead. Limited Value. Remove.															
Fell																
T23	**Unknown**	9	0.45	5.4	92	See Plan				M	1	F	20+	**C+**	3	M
Notes	Single stemmed tree in neighbouring field. Deadwood and stubs. Attractive individual trees.															
No action																
T24	**Oak**	14	0.7	8.4	222	10.0	0.0	8.5		M	2	F	40+	**B1**	4+	M
Notes	Fairly mature tree on opposite side of ditch. Forked at 3m. Slightly one sided towards south east. Deadwood and stubs as well as some decaying wounds. No major visible defects but not fully surveyed.															
Deadwood over site																
G25	**2 x Hawthorn**	<4	0.2	2.4	18	See Plan				EM	0.5	F	20+	**C1**	0	L
Notes	1 single stem and 1 twin stem. In site. Reasonable shape and form beneath Oak. Limited value. Easily replaced.															
No action at present																
H26	**Hazel, Hawthorn, Elder, Holly**	2	0.2	2.4	18	See Plan				EM	0	F	20+	**C2**	0	L
Notes	Old and quite dense hedgerow. Regularly pruned. Occassional tree. In front of hedge on site side of ditch. Of limited value.															
Continue to monitor																
T27	**Oak**	13	0.72	8.64	235	7.0	7.0	7.5	5.0	M	2	F	20+	**B1**	5+	M
Notes	Single stemmed. Good shape and form but some deterioration to lower limbs with ripped wounds and decay. Deadwood and stubs in upper crown.															
Crown lift remaining decaying limbs 4m and deadwood																
T28	**Alder**	9	0.4	4.8	72	5.0	5.0	6.0	4.0	M	2	F	20+	**B1**	5+	M
Notes	Twin stemmed crown from thick bole and included bark. Reasonable shape and form. Some ivy. Beyond ditch. No major visible defects.															
No action																
G29	**Hawthorn**	<5	0.2	2.4	18	See Plan				EM	0+	F	20+	**C2**	0+	L/M
			0.15	1.8	10											
Notes	Indigenous hawthorn either side of ditch. Quite sporadic and 1 x multi stem Alder. Japanese Knotweed along ditch through group.															
No action at present																
G30	**Ash, Hawthorn & Elm**	<16	0.36	4.32	59	See Plan				EM	0+	F	20+	**B2**	0+	M
			0.34	4.08	52											
			0.24	2.88	26											
Notes	Mainly hawthorn on either side of ditch. One attractive elm. Ash of limited value due to their form.															
No action at present																
T31	**Ash**	8	0.33	3.96	49	See Plan				EM	2	F	20+	**C1**	3	L/M
			0.24	2.88	26											
			0.2	2.4	18											
Notes	3 stems from ground level. 2 twisted and rubbing. Decaysing old pruning wound at base. Severe stubs and deadwood.															
No action at present																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
H32	**Hawthorn & Holly**	4<7	0.3	3.6	41	See Plan				EM	0	F	20+	**C2**	0	L
Notes	An old hedgerow. Becoming sparse with gaps and deadwood. 1 x dead 8m Ash. Hedge of limited value and easily replaced.															
Fell 1 x Ash																
T33	**Goat Willow**	6	0.15	1.8	10	See Plan				SM	0	F	20+	**C2**	0	L
Notes	4 x multi stem from base. Swamped by bramble. Limited value. Easily replaced. No major visible defects.															
No action at present																
H34	**Leylandii**	<4	0.12	1.44	7	4m Wide				SM	0	G	20+	**C2**	0	L
Notes	Along fence line possible off site. No major visible defects.															
No action at present																
T35	**Ash**	8	0.34	4.08	52	4.0	4.0	4.0	3.5	EM	2	F	20+	**C1**	2W	M
Notes	Single stemmed in hedge. Ivy into crown. Deadwood and stubs. No major visible defects.															
No action at present																
T36	**Ash**	7	0.4	4.8	72	4.0	4.0	3.0	4.0	EM	1.5	F	20+	**C1**	2W	M
Notes	Single stemmed covered in Ivy. Reasonable shape and form. Not fully surveyed. Minor deadwood and stubs.															
Remove Ivy.																
H37	**Hawthorn & Elder**	2.5		0	0	2m Wide				EM	0	G	20+	**C2**	0	M
Notes	Ash. Dense boundary hedge. Regularly pruned. No major visible defects.															
Continue to monitor																
T38	**Ash**	7	0.34	4.08	52	4.0	4.0	4.0	3.0	EM	1.5+	F	20+	**C1**	2	M
Notes	Single stemmed/ Forked at 1.2m with included bark. Some stubs. Adjacent to lampost.															
No action at present																
T39	**Ash**	20	1.2	14.4	652	8.0	10.0	8.0	6.0	OM	1.5+	F	20+	**B1**	None oversite	H
Notes	In neighbouring property. Not fully surveyed. Huge bole. Forked at 3m and again at 6m. Stubs and deadwood.															
No action at present																
G40	**Beech & Bamboo**	<5	0.25	3	28	See Plan				Y-M	0+	F	20+	**C2**	0	L
Notes	A short section of 1.2m beech hedge with bamboo behind. Hawthorn and elder continuing along boundary as a partially managed hedge. Elder left to develop. Also some Privet. Limited value. No major visible defects.															
No action.																
T41	**Sycamore**	16	0.65	7.8	191	6.5	7.0	7.0	7.0	M	3+	F	20+	**B1**	6+	M
Notes	Twin stemmed from ground level in neighbouring property. Not fully surveyed. Crown lift in past leaving decaying old pruning wounds. Uneneven upper crown but no major visible defects.															
No action																
T42	**Oak**	10	0.6	7.2	163	8.0	8.0	6.0	6.0	M	3	P/F	10+	**C1**	3W	M
Notes	In middle of arable field. Dieback to leader in upper crown with significant deadwood. Not fully surveyed.															
Deadwood to be made safe if retained.																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T43	**Eucalyptus**	10	0.45	5.4	92	7.0	3.0	6.0	2.0	EM	3	P/F	10+	**C1**		4M
Notes	In neighbouring property. Not fully surveyed. Loosing bark and dying back towards west. Limited long term value.															
Owner to inspect.																
G44	**Lawson, Cypress & Pine**	<12	0.55	6.6	137	See Plan				EM	1.5+	F	20+	**B2**	2	M
Notes	In neighbouring property. Not fully surveyed. 5m maximum spread into site and Leylandii.															
No action at present																
G45	**Forsythia, Buddleja, Elm & Ash**	<6	0.1	1.2	5	See Plan				EM	0	F	20+	**C2**		L
Notes	In neighbouring property. Limited value. No major visible defects.															
No action																
H46	**Leylandii**	<2.5		0	0	See Plan				EM	0	F	20+	**C2**	0	L
Notes	Dense. Good shape and form. No major visible defects.															
Continue to monitor																
T47	**Norway Maple**	12	0.35	4.2	55	5.0	5.0	6.0	6.0	EM	1	F	20+	**B1**	4	M
Notes	In neighbouring property. Not fully surveyed. Forked at 2m with tight union. Reasonable shape and form.															
No action																
H48	**Hawthorn & Ash**	2		0	0	See plan				EM	0	G	20+	**C2**	0	L
Notes	Mainly hawthorn hedge with occassional Ash cut into hedge. Dense. Regularly pruned.															
No action																
G49	**3 x Ash**	<8	0.32	3.84	46	3.5 Average				SM	1.5	F	20+	**C2**	2	L
Notes	Growing in H48. reasonable shape and form. Has potential but easily replaced. No major visible defects.															
No action at present																
G50	**1 X Norway Maple (a) & 1 x Sycamore (b)**	<10	0.5	6	113	See Plan				M+EM	1.5+	F	20+	**C2**	None oversite	L
			0.3	3.6	41											
Notes	In neighbouring property. Both heavily crown reduced. Weakly attached new shoots to Norway Maple.															
No action																
T51	**Hawthorn**	4	0.25	3	28	1.5 Average				EM	0	F	20+	**C1**	0.5	L
Notes	Reasonable shape and form. Limited value. Easily replaced. No major visible defects.															
No action																
T52	**Ash**	17	0.9	10.8	366	7.0	8.0	6.0	5.0	OM	2+	F	20+	**B1**	3NE	M
Notes	Fairly mature. Ripped out limbs and some cavities into old pruning wounds. Small insignificant Hawthorn beneath.															
Deadwood over site																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T53	**Ash**	15	0.68	8.16	209	8.0	6.0	6.0	5.0	M	2	F	20+	**B1**	3NE	M
Notes	Single stemmed. Reasonable shape and form. Some deadwood and stubs. No major visible defects.															
Deadwood over site																
G54	**5 x Hawthorn**	<4	0.25	3	28	See Plan				EM	1+	P	10+	**C2**		L
Notes	One sided away from site. Some decay. Low target. Off site.															
No action at present																
T55	**Oak**	9	0.54	6.48	132	4.0	4.0	6.0	4.0	EM	1.5	P	10+	**C1**	2	L
Notes	Single stemmed. Decay to base at north. Cavity at 2.5m back into stem. Limited long term value. Deadwood and stubs. Offsite.															
Crown reduce																
H56	**Hawthorn**	<3.5	0.2	2.4	18	See Plan				EM	0+	F	20+	**C2**	0	L
Notes	Beyond fence. Reasonable shape and form. Dene. No major visible defects.															
Continue to monitor																
T57	**Unknown**	12	0.6	7.2	163	4m Average				M		D	0	**U**		L
Notes	Completely dead. Not worthy of retention.															
Fell																
H58	**Hawthorn, Elder & Holly**	<1.5		0	0	See Plan				SM	0	F	20+	**C2**	0	L
Notes	Mainly layered stems with new upright shoots. Has potential															
No action at present																
T59	**Alder**	10	0.48	5.76	104	4.0	5.0	4.0	3.0	M	0	P	10+	**C1**	3	L/M
Notes	Single stemmed. Bark wound to stem. Remove epicormic shoots at base. Wound into leader at 6m. Dieback and deadwood. Limited long term value.															
No action at present																
T60	**Alder**	8	0.4	4.8	72	4m Average				M	2	P	10+	**C1**	2	L
Notes	Not fully surveyed but single stemmed with high and small crown. Deadwood and stubs. Limited long term value. Easily replaced.															
No action at present																
H61	**Hawthorn**	<1.5		0	0	See Plan				EM	0	F	20+	**C2**		L
Notes	Regulary pruned. Dense. No major visible defects															
Continue to monitor																
H62	**Holly, Hawthorn & Bramble**	<1.8		0	0	See Plan				EM	0	F	20+	**C2**		L
Notes	Straggly. Reasonable shape and form. No major visible defects.															
Continue to monitor																
T63	**Ash**	16	0.75	9	255	8.0	7.0	9.0	6.0	M	4+	F	20+	**B1**	4+	M
Notes	Typical single stemmed specimen. Some ripped wounds. Deadwood and stubs.															
Remove deadwood.																
H64	**Hawthorn, Blackthorn, Elder & Holly**	2		0	0	See Plan				EM	0+	f	20+	**C2**	0	L
Notes	Dense, well maintained. No major visible defects.															
Continue to monitor																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T65	**Alder**	9	0.5	6	113	2.5	6.0	3.0	5.0	M	2	P	<10	**U**		M
Notes	Single stemmed in hedge. Split from 2m with heartwood exposed and decay. Sections remaining has potential to fail.															
Fell																
T66	**Ash**	16-17	0.7	8.4	222	9.0	6.0	6.5	9.0	M	2+	F	20+	**C1+**	3W	M
Notes	Thick bole. Ripped wounds leaving decaying cavities into stem. Some limbs also stubbed with decay and weakly attached shoots.															
T67	**Ash**	10	0.65	7.8	191	3.0	5.0	5.0	5.0	M	4+	P	<10	**U**		L/M
Notes	In neighbouring property. Completely swamped in mature Ivy. Deadwood and stubs. Limited long term value. Snapped out limbs.															
Owner to fell																
H68	**Golden Leylandii**	3	0.15	1.8	10	See Plan				SM	0+	C1	20+	**C2**	0	L
Notes	Dense. Reasonable shape and form. No major visible defects. Not pruned to any extent.															
No action at present																
H69	**Hawthorn & Hazel**	2		0	0	See Plan				Y	0+	F	20+	**C2**	0	L
Notes	Recently planted. Potential. No major visible defects.															
No action at present																
H70	**Hawthorn**	1		0	0	1.0	0.0	0.0	0.0	EM	0	G	20+	**C2**	0	L
Notes	Offsite. Immaculately trimmed. No major visible defects.															
Continue to monitor																

APPENDIX

TPM Drawings:

2956 - 101 Tree Survey

2956 - 102 Tree Survey

2956 - 103 Tree Survey

2956 - 104 Tree Survey