ACS Consulting
tree consultants

Egremont, Cumbria

Arboricultural Report

September 2018

Arboricultural Association Fellow Member

AA Registered Consultant trees.org.uk

UK Register of Expert Witnesses Registered

Contents

ACS Consulting
tree consultants

Limitation

ACS Consulting (ACS) has prepared this Report for the sole use of Atkins in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of ACS. Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The report is valid for two years from date of issue. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by ACS, unless otherwise stated in the Report.

ACS Consulting
tree consultants

Document Revision Record

Issue No	Date	Details of Revisions
1	September 2018	Original issue
2	January 2019	Additional trees surveyed and added

Chapter 1 Introduction

1.01
The purpose of this report, in accordance with good practice, is to formally record in detail the existing tree resource present on site prior to development and to help inform the design of the site where existing trees present may potentially be incorporated into the design.

1.02
ACS Consulting is instructed by Atkins to report on trees and the constraints on development at Egremont, Cumbria. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.03
The assessment identifies trees and discusses their suitability to be retained on the site.

The survey identifies:

- Trees that are undesirable to be retained because of structural or other defects.
- Trees that can be retained with an acceptable level of risk and the measures that are required to ensure their long term retention.

1.04
The site was visited during September 2018 and January 2019. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height, and condition. The survey was undertaken on a warm clear day. All the trees were in leaf which gave a restricted view of their upper canopies, but a clear opinion on tree physiology. All the trees have been summarised in the tables in Appendix 1 and are to be read in conjunction with the Arboricultural Plan No. ARB/3838/Y/100.

1.05
Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected or not, is a material consideration that is taken into account in dealing with planning applications. The report contains standard information regarding the trees and the protection requirements of those trees considered desirable to be retained as a record. The report is compliant with Table B.1 – Pre-Application.

ACS Consulting
tree consultants

2.01 The Site

The site comprises a range of landscapes that follow Skirting Beck and another watercourse that flows into the River Ehen, Egremont.

2.02 Statutory Protection/Planning Policies

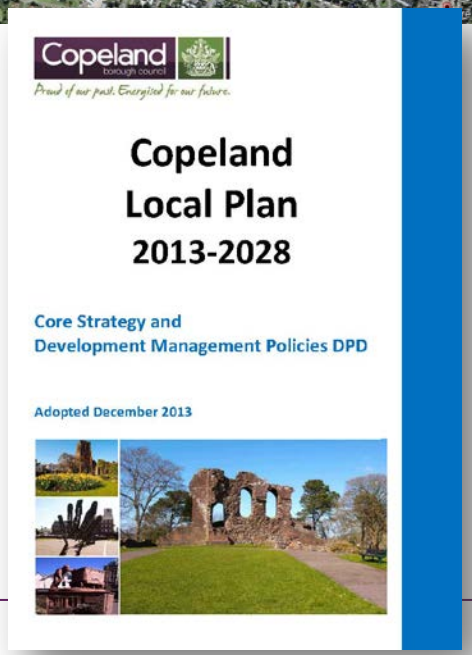
The application may be subject to the saved Planning Policies of Copeland Borough Council.

The sites are not located within a Conservation Area. Tree Preservation Orders have not been confined.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site suggests the superficial deposits as: River Terrace Deposits (undifferentiated) - Clay, Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by rivers (U) and Alluvium - Clay, Silt, Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers (U); across the survey transect.

The Cranfield Soil and Agrifood Institute Soilscapes viewer shows soils at the site to be freely draining slightly acid loamy soils.



ACS Consulting
tree consultants

2.04 Topographical Survey

A topographical survey has been produced. The Arboricultural Plans follow the layout of the topographical survey. It was noted in a number of locations the tree symbols plotted do not represent the true tree density and some trees have not been plotted. Where this has occurred a reasonable assumption as to tree location has been made.

3.01
The tree survey has identified trees as individuals or groups.

3.02
The group classification is intended to identify trees that form cohesive arboricultural
features either aerodynamically, visually or culturally.

3.03
Off-site trees and groups that could influence the development potential of the site, have been noted. An Arboricultural Plan (ARB/3838/Y/100) has been produced. This comprises five sheets.

3.04
The trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Heights were measured with a Hypsometer and diameters were taken, where possible, with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Each tree has been assessed using the BS 5837 2012 category ratings (a copy can be found in Appendix 1). The data collection accords with the advice set out at Subsection 4.4.2.5 of BS 5837:2012. This is the primary authority for this matter and therefore it is not only this Practice, but also the Local Authority, who will be considering the application by reference to these guidelines.

3.05
The survey is divided into two separate locations. Trees T1 – T12 are located in the playing field (site 1). Trees G1 and H3 – H5 are found in the parcel of land separated by the palisade fence (site 2). These have been represented as a block feature on the topographical survey.

3.06 Site 1
This is a site of poor quality grazing land located to the north west of Egremont. The site is a depression in the ground. The tree population comprises a small area of self-set trees with gorse, typical of upper landscapes in Britain. The watercourse appears seasonal. The land falls to the east whereupon it was noted to be exceptionally wet. This will restrict root development creating anaerobic conditions. On the northern bank of the beck is a broadleaved group of mixed ages (G2). Along the site's boundary with a detached residential property is a stone wall feature with a small group of ash and sycamore (684). Trees 685 comprise three fully mature sycamore. All the trees give a distinct sylvan character to the locale when viewed from properties around Gillfoot.

3.07 Site 2
This is a brownfield site with the remnants of building foundations. The trees are generally mediocre specimens with the exception of three prominent trees on the southern boundary adjacent to the residential property.

3.08 Site 3
This comprises the Amateur Football Club grounds and the High School sports pitch. The only trees were off-site specimens some distance from the watercourse.

3.09 Site 4
Site 4 is located to the west of Egremont. It comprises a dense linear group of broadleaved trees along the watercourse. The watercourse was dry in parts during the survey. The trees are competing vigorously with one another. This is a natural process and the result is for the more vigorous, dominant trees to suppress the weaker individuals which can decline and die.

3.10
Where it is desired to retain a belt or group of trees, it is appropriate to emulate this process by thinning out the weaker trees or those likely to compete unduly with the better specimens in order to obtain a smaller number of better individuals. At times, this kind of policy can create openings or gaps within a population of relatively healthy trees.

3.11
Progressively thinning allows individual trees to become resistant to storms and makes the group less susceptible to catastrophic damage which can occur if high winds create a gap in a group of trees that have grown close together for a long time.

3.12
Many of the trees along the survey transect have not benefited from progressive thinning. Consequently, there are trees that have symbiotic relationships with their companions that, should they be removed, would place companion trees at risk of either partial or complete collapse.

Site 1






Site 1

Site 2

Site 3

Site 4

Chapter 4 Development Aspects

4.01
The Arboricultural Plan (ARB/3838/Y/100) identifies tree quality and corresponding gross Root Protection Areas (RPA).

4.02
Development should normally seek to retain and integrate trees identified as Category A or B. Category C and U may be retained where they pose no constraint to development. As noted in Section 3, the survey transect includes groups of well-established specimens that have not been thinned. Consequently, the removal for development of significant individual trees or parts of tree groups may lead to the collapse of companion specimens from sudden exposure.

4.03
Mitigation is an important consideration. A carefully designed landscape including new planting to compensate for any lost trees would have the potential to reduce the adverse effects of development and in some cases create beneficial effects, through the creation of a better quality landscape

4.04
Where trees are retained, regardless of their BS designation, development should be located outside the Root Protection Area (RPA). The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. In respect of trees growing in groups, it is generally considered that trees of a similar age and genus growing in close proximity will have combined root systems.

Trees growing in more open conditions will have greater root spreads. The prediction of RPA based on the simplistic assessment criteria of BS 5837 – 2012 indicates the trees will have significant root spreads. However, I am of the firm opinion that in this case, root spreads will be influenced by the mature companion trees and the predictions based on BS 5837 are not applicable.

The Arboricultural plan ARB/3838/Y/100 plots the merged Root Protection Area as a heavy black line noted RPA. Individual RPA areas are noted as a circle with a blue line noted RPA.

Development can be extended into the RPA under certain circumstances. Research suggests there may be an allowance of up to 20% into the RPA provided there is a corresponding increase through ground contiguous to the RPA by the same or greater amount. This does not apply to veteran trees where it is recommended that no construction occurs in the RPA. Arboricultural input should be sought when considering such features.

4.05
The RPA has been extended into the tarmac areas, concrete hard standing, pavements and beyond places of significant ground level change such as retaining walls and building foundations. Whilst such features can be a barrier to root development, there is the possibility that roots can develop underneath or alongside the feature. Tree roots directly below a paved or tarmaced surface often experience conditions that are much more favourable for growth than conditions encountered by deeper roots. For example temperatures can be higher and water condenses on the underside of the hard surface, making the adjacent soil particularly suitable for root growth.

4.06
With regards to abrupt changes in ground levels and retaining walls, roots may be restricted in their lateral development but be present in such volumes that damage can be caused and the viability of the tree(s) reduced during demolition/site clearance.

In respect of the trees adjacent to the beck; roots can be restricted in development by a watercourse that is permanently wet. Where a watercourse is only wet seasonally or dry over a longer period, roots can develop. The RPA has been plotted to reflect this.

4.07 Tree Protection
Where trees are able to be retained, Tree Protection measures should be implemented as stated in BS 5837:2012 and placed in the positions indicated on the Arboricultural Plan. A suitably qualified arboriculturalist should be retained to monitor and report on tree related development issues to ensure the continued protection of trees. A method statement should be prepared by the Arboricultural Consultant prior to commencement at the site in accordance with BS5837 - 2012. A full scheme of protective fencing, its location, and type should be agreed with the Arboricultural Consultant at an early stage in the development of the scheme.

Definitive plans are to be produced by the Arboricultural Consultant showing the location of the haul routes, cabins and storage areas prior to commencement on site.

Chapter 5 Conclusions

5.01
The purpose of this report, in accordance with good practice, is to formally record in detail the existing tree resource present on site prior to development and to help inform the design of the site where existing trees present may potentially be incorporated into the design.

5.02
The site comprises four separate sites along a watercourse transect to the west of Egremont. The trees in sites one and four give a distinct sylvan character from public view points. In the remaining survey areas, the trees are either mediocre specimens of limited value or located at such a distance they are not implicated in any works.

5.03
Development should seek to:

- Incorporate trees identified as desirable (category B) or highly-desirable (A).
- Retain trees identified as Category C or U where they pose little constraint on development.
- Trees located in adjacent property need to be considered in any development scheme.
- Locate development outside designated RPAs of retained trees.
- Ascertain the stem locations in site 2 to give an indication of the full development potential.

The incorporation of desirable specimens and good spatial locations allied with tree protection measures should satisfy the Council's suite of tree protection policies and good arboricultural practice.

5.04
Mitigation is an important consideration. A carefully designed landscape including new planting to compensate for any lost trees would have the potential to reduce the adverse effects of development and, in some cases, create beneficial effects, through the creation of better quality landscape.

5.05
Detailed method statements associated with the following issues, where relevant, should be obtained to ensure the protection of trees where they are retained:

- demolition,
- ground clearance,
- earth works,
- drainage,
- fencing,
- site storage/compounds/site cabins,
- tree works,
- monitoring and reporting.

Appendix A

Contents

ACS Consulting
tree consultants

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
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 a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7*			RED
	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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	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.	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 benefits	GREY

Site 1

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
G1	Group	<6	<75	2	2	2	2	0	0	SM/ EM	Good	Good	Scattered thorn and self-set sycamore, ash, gorse and bramble along a steeply sloping bank. Self-set specimens. Occasionally browsed by horses. Of low quality and value in the landscape.	10+	C1/2
G2	Group	<13	300 ave <600	5	5	5	5	0	0	SM/ EM/M	Good	Good	Linear group/copse of self-set broadleaves – typical of the location. Scrub hawthorn with occasional ash, elm, beech, elderberry, willow and sycamore with a ground layer of bramble. Along the side of a beck. Visual amenity to the residential properties. Steep ground. A number of reasonable specimens. Of moderate quality and value in the landscape.	20+	B1/2
683	Sycamore	12	350	4	4	6	3	2	3	M	Very Poor	Very Poor	In severe decline. Limited wildlife potential.	-	U
684	Broad-leaved Group	<17	<350	5	5	5	5	2	2	EM	Good	Good	Linear group of 4 trees. One ash and three sycamores located on top of the boundary wall. Of moderate quality and value in the landscape.	20+	B1/2

Site 1 Cont.….

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
685	Sycamore	20	680, 800, 830	5	10	7	7	1	1	M	Good	Good/ Fair	3 trees as one visual unit. Centre tree is a tall, drawn specimen with minor decay. Add to the treed character of the site. Light ivy. Of moderate quality and value in the landscape.	20+	B1/2
686	Sycamore	15	#350, #250	2	3	4	5	2	3	EM	Good	Good	Located adjacent to the stream. Light ivy. Of moderate quality and value in the landscape.	20+	B1/2
687	Group	<10	<300	3	3	3	3	0	0	SM/ EM	Good	Good	2 sycamores and a clump of hawthorn. Located on a steeply sloping bank. Of low quality and value in the landscape.	10+	C1/2
688	Thorn	3	M/S	2	2	2	2	0	0	EM	Good	Fair	Of low quality and value in the landscape.	10+	C1/2

Site 2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
689	Willow	9	M/S	3	3	3	3	0	0	SM	Good	Fair	Multi-stemmed at ground level. Located on a brownfield site. A tree of low quality and value in the landscape.	10+	C1/2
690	Sycamore	5	M/S 100 ave	3	3	3	3	0	0	SM	Good	Poor	Multi-stemmed. Self-set tree of low quality and value in the landscape.	10+	C1/2
691	Sycamore	12	550	5	5	3	4	4	4	EM/M	Good	Good	Twin stemmed. Minor defects. Good wound wood reaction around the wound margin. Prominent. A tree of low quality and value in the landscape.	10+	C1/2
692	Group	<6	<250	2	2	2	2	0	0	SM/ EM	Good/Fair	Good	Elm and self-set sycamore with shrubs and rosa. Of low quality and value in the landscape.	10+	C1/2
693	Sycamore	7	360	4	4	4	4	2	2	EM	Poor	Fair	Poor foliage density and low vigour. A tree of low quality and value in the landscape.	10+	C1/2
694	Poplar	24	750	6	6	7	7	3	3	M	Good	Good	Prominent in the landscape. A tree of moderate quality and value in the landscape.	20+	B1/2

Site 2 Cont.……

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
695	Sycamore	14	630	5	7	6	5	5	4	M	Good	Good	Suppressed by adjacent poplar. A tree of moderate quality and value in the landscape.	20+	B1/2
696	Sorbus	7	350	5	5	5	4	3	3	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2

Site 3

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
697	Willow	7	M/S 150 ave	3	3	3	3	0	0	EM	Good	Fair	Multi-stemmed with included union. Branch failures. A tree of low quality and value in the landscape.	10+	C1/2
698	Group	<5	<75	1	1	1	1	0	0	Y	Good	Good	Mixed linear group along the school boundary, inside the school property as an environmental area. Alder, birch, oak, pine and hazel Of moderate quality and value in the landscape.	20+	B1/2

Site 4

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
699	Group	<15	<400	5	5	5	5	0	0	SM-M	Good	Good	Linear group along the beck. Alder, ash, willow, sorbus, seedling oak and ash, sycamore and hawthorn. Tipping and garden waste. Significant linear group. Of high quality and value in the landscape.	40+	A1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1361	Sycamore	5	475, 565	5	5	6	6	2 (S)	3 (S)	EM/M	Good	Poor	Twin stemmed at ground level. Strems press against each other and part at 1m. Located halfway up a bank. Dominant tree within the copse. A tree of moderate quality and value in the landscape.	20+	B1/2
1362	Sycamore	15	270	0	5	0	0	2	2	SM/ EM	Good	Good	Severely suppressed by 1361. A tree of low quality and value in the landscape.	10+	C1/2
1363	Sycamore	6	220	0	2	3	2	2	1 (S)	SM/ EM	Fair/Poor	Poor	Extensive decay at ground level. Pronounced lean south. A tree of low quality and value in the landscape.	10+	C1/2
1364	Dead												Limited wildlife potential.	10	C3
1365	Elm	10	275	1	5	4	1	1	2	SM/ EM	Good	Good	Pronounced lean south/south east. A tree of low quality and value in the landscape.	10+	C1/2
1366	Thorn	3	180, 120	0.5	0.5	0.5	2	1	1	M	Fair	Fair	Mediocre specimen of low quality and value in the landscape.	10+	C1/2
1367	Thorn	3	160	3	0.5	0	0.5	0	0	M	Good	Fair	Suppressed specimen. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1368	Thorn	3	a 100	3	2	0.5	0.5	0	0	M	Fair	Poor	Decay. Poor distribution of buds and twigs. A tree of low quality and value in the landscape.	10+	C1/2
1369	Thorn	4	185	0.5	3	0	0	1	1	M	Fair/Poor	Fair	Large pieces of dead wood. Poor distribution of buds and twigs. A tree of low quality and value in the landscape.	10+	C1/2
1370	Thorn	3	140, 140, 120	2	1	2	2	1	1	M	Fair	Fair	Multi-stemmed at ground level. A tree of moderate quality and value in the landscape.	20+	B1/2
1371	Thorn	2	80	0.5	0.5	1	0.5	0	0	SM	Fair	Fair	A tree of low quality and value in the landscape.	10+	C1/2
1372	Hawthorn	2.5	90, 80, 75	0.5	0.5	1	1	0	0	M	Fair	Poor	Mature growth from a decaying stump. A tree of low quality and value in the landscape.	10+	C1/2
1373	Thorn	2	80	0.5	0.5	0.5	0.5	0	0	SM/ EM	Poor	Poor	A tree of low quality and value in the landscape.	10+	C1/2
1374	Thorn	5	150, 100	2	3	0.5	0.5	0	0	M	Fair	Good	A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1375	Thorn	6	80, 120	0.5	0.5	3	0.5	1	1	M	Good	Good	Tall, drawn specimen. Included stem union at 0.5m. A tree of low quality and value in the landscape.	10+	C1/2
1376	Hawthorn	3	75, 60, 115	1	0.5	0.5	2	1	1	SM/ EM	Good	Good	Suppressed by adjacent ash. A tree of low quality and value in the landscape.	10+	C1/2
1377	Sycamore	#14	385, 325	1	1	#7	7	1 (S)	2	EM/M	Fair	Good	Located on bank. Suppressed by adjacent ash. Poor distribution of buds and twigs. A tree of low quality and value in the landscape.	10+	C1/2
1378	Ash	#15	325, 450	0	0	5	0	8	3	EM/M	Good/Fair	Good/ Fair	Dysfunction to south on ground. Located on a steeply sloping bank. Crown asymmetry due to the influence of adjacent trees. Large pieces of dead wood. Reasonable distribution of buds and twigs. A tree of low quality and value in the landscape.	10+	C1/2
1379	Ash	20	660	#8	5	#5	8	3 (N)	3 (N)	M	Good	Good	Failed branch to the south west. Root exposure to the north. A tree of moderate quality and value in the landscape. **Work** Crown clean.	20+	B1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1380	Sycamore	18	520	8	5	3	1	1 (N)	2 (N)	EM/M	Good	Good	Influenced in development by adjacent ash. A tree of moderate quality and value in the landscape.	20+	B1/2
1381	Sycamore	14	440	1	5	5	0.5	1	1	EM/M	Fair/Poor	Fair	Poor distribution of buds and twigs. Suppressed. A tree of low quality and value in the landscape.	10+	C1/2
1382	Elm	15	#500	0	0	3	5	3	3	M	Poor	Poor	Extensively decayed with remnants of decayed Myclium. Moss. Wildlife potential.	20	B3
1383	Birch	12	270	0.5	1	3	#4	3	3	EM	Good	Good	Crown asymmetry due to the influence of adjacent trees. A tree of low quality and value in the landscape.	10+	C1/2
1384	Thorn	5	180	0.5	2	2	2	1	1	M	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
1385	Thorn	2	#150	2	0.5	0.5	0.5	0	0	EM	Good	N/K	Squat specimen. Covered in bramble – difficult to access. A tree of low quality and value in the landscape.	10+	C1/2
1386	Thorn												Dead.	-	U

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1387	Ash Stump													-	U
1388	Hawthorn	5	200	2	2	1	1	2	2	M	Good	Good	Covered in ivy. Ivy into the canopy. A tree of low quality and value in the landscape.	10+	C1/2
1389	Thorn	4	a 100	1	1	1	1	1	1	SM/ EM	Good	Good	Group of 9 trees on a steeply sloping bank with bramble. Of low quality and value in the landscape.	10+	C1/2
1390	Ash	12	280	2	3	5	4	2 (S)	3	SM/ EM	Good	Good	Crown asymmetry due to the influence of adjacent trees. A tree of moderate quality and value in the landscape.	20+	B1/2
1391	Ash	12	260	2	0	6	2	3	3	SM/ EM	Good	Good	Crown asymmetry due to the influence of adjacent trees. A tree of moderate quality and value in the landscape.	20+	B1/2
1392	Hawthorn	4	150, 100	0.5	0.5	1	0.5	1	1	SM/ EM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
1393	Ash	12	150	1	1	1	1	3	3	SM	Good	Good	Tall, drawn specimen. Influenced in development by adjacent trees. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1394	Ash	5	100	0	0	5	0	2 (S)	2 (S)	SM	Good	Good	Self-set tree. Pronounced lean to the south. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2
1395	Ash	16	260, #450	0	0	6	4	6 (S)	6 (S)	M	Good	Good	Located at the bottom of the bank adjacent to the stream. Ivy on the stem and into the canopy. Crown asymmetry. Large dead limb to the north. A tree of moderate quality and value in the landscape.	20+	B1/2
1396	Sycamore	15	410, 455	3	5	6	3	3	3	M	Good	Good	Twin stemmed at ground level. Good union. Located on steeply sloping bank. Light ivy. Reasonable distribution of buds and twigs. A tree of moderate quality and value in the landscape.	20+	B1/2
1397	Sycamore	15	#500	0	0	6	0	3	3	M	Poor	Poor	Poor distribution of buds and twigs. Extensive dead wood.	<10	U
1398	Elm	14	440	0.5	#6	5	4	4	4	M	Fair	Fair/Poor	Large stem injury to the north with poor wound wood, decay and cavities. Crown asymmetry. Limited wildlife potential.	10	C3

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1399	Ash	16	600	3	3	4	4	3	3	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2
1400	Thorn	5	150	1	2	3	3	1	1	M	Good	Good	Suppressed by adjacent ash. Stem covered in bramble. A tree of low quality and value in the landscape.	10+	C1/2
1401	Ash	16	350	0	0	#4	0	6	6	EM	Good	Poor	Pronounced lean. Large cavity at 2m on the eastern stem caused by a former tree growing against it which has now collapsed causing a weak point. Leans into the canopy of 1402. A tree of low quality and value in the landscape.	10+	C1/2
1402	Sycamore	17	#600	1	5	8	5	2 (S)	3 (S)	M	Good	Good	Located at the bottom of the bank adjacent to the stream. Leans south. A tree of moderate quality and value in the landscape.	20+	B1/2
1403	Ash	10	150	0.5	0.5	3	2	3	3	SM	Good	Good	Self-set specimen. Stem injury caused by collapsing tree – good wound wood. A tree of low quality and value in the landscape.	10+	C1/2
1404	Thorn	3	100	0.5	0.5	0.5	0.5	2	2	SM	Poor	Poor	Collapsed into adjacent ash.	-	U

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1405	Ash	15	#320	3	3	3	3	2	2	EM	Good	Good	Well-formed tree. Of moderate quality and value in the landscape.	20+	B1/2
1406	Sycamore	18	250, #475	2	2	#6	4	2 (S)	3 (S)	M	Good	Good	Covered in ivy. Ivy on the stem and into the canopy – beginning to take over. Located on the edge of the bank. Leans south. A tree of moderate quality and value in the landscape.	20+	B1/2
1407	Sycamore	5	90	1	0.5	0.5	0.5	0.5	0.5	Y	Good	Good	Self-set tree of low quality and value in the landscape.	10+	C1/2
1408	Ash	16	#300, #425	#3	3	4	2	1	1	M	Good	Poor	Twin stemmed at ground level. The stems fuse at 0.5m. Crown asymmetry. Leans east. A tree of low quality and value in the landscape.	10+	C1/2
1409	Beech												Substantial fully mature specimen that has collapsed into 1411.	-	U
1410	Sycamore	13	360	3	3	3	3	2	2	EM	Fair	Good	Reasonable distribution of buds and twigs. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1411	Ash	18	485	3	#5	2	2	#10	#10	M	Good	N/K	Impacted upon by 1409. Appears to be root plate movement to the south. Located on a bank. May become unstable following the collapse of adjacent beech. Reassess following removable of the beech	-	U
1412	Sycamore	5	a 100	2	2	2	2	0	0	Y	Good	Fair	Maturing epicormic growth from a collapsed tree. Of low quality and value in the landscape.	10+	C1/2
1413	Sycamore												Dead.	-	U
1414	Sycamore	16	<600	5	5	5	5	0	0	EM/M	Good	Good/ Poor	Group of mature trees, part of a wider group. One tree has a large cavity at ground level with internal decay. Covered in ivy. Ivy on the stems and into the canopy. Of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
1415	Ash	9	150, 90	3	3	3	3	1	1	SM	Good	Fair	Twin stemmed at ground level. A tree of low quality and value in the landscape.	10+	C1/2
H1	Hedge	<6	<150	3	3	3	3	0	0	M	Good	Good	Linear group of thorn on a bank. Of moderate quality and value in the landscape.	20+	B1/2

Appendix B

Contents

Heads of Terms of an Arboricultural Method Statement

ACS Consulting
tree consultants

The purpose of this document is to serve as a live record of the Heads of Terms which are suggested for the proposed development. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; this method statement fulfils the recommended criteria for arboricultural information.

The Draft Heads of Terms and obligations are as follows:-

Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing generally in accordance with the phasing plan.
- Specification for fencing and or ground protection to be in accordance with BS 5837:2012.

Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials,
- parking of vehicles, location of offices and welfare facilities, fuels.

Removal of Hard surfacing

- Existing surface to be removed by hand working from the closest point to the tree working out.
- The upper course to be cut with a disc cutter.
- The material is to be broken with hand tools.

Services

- Location of services including sewerage, gas, water, electricity.
- Timing of excavations where they pass within or close to retained trees in accordance with phasing plan.

Review/Site Inspection

- Review to be undertaken prior to the commencement of development to address: phasing and land uses.
- Arrangements for Review (monitoring).
- Review to allow for amendment / variation by agreement.

Construction Works	Arboricultural Input
Tree works	Review with contractor
Fencing installation/laying of temporary working surface	Review and supervise installation of Construction Exclusion Zone Fencing
Excavation of hard surfaces/removal of material from site	Review protection measures and working practices
Construction of hard surfaces and delivery of building materials	Review working of practices/supervision of works/Review of tree protection measure and site storage
Installation of services	Review working of practices/supervision of works/Review of tree protection measure

Head Office

Suite 1, 9-11 Princess Street, Knutsford, WA16 6BY

01565 755 422

www.acsconsulting.co.uk

Scotland Office

272 Bath Street, Glasgow, G2 4JR

0141 354 1633

glasgow@acsconsulting.co.uk

www.acsconsulting.co.uk

Ian Murat

M.Sc, F.Arbor.A, CEnv, MCIEEM, RC. Arbor.A

Registered Consultant of the Arboricultural Association.

ian.murat@acsconsulting.co.uk

ACS Consulting
tree consultants

Arboricultural Association
Fellow Member

AA Registered Consultant
trees.org.uk

UK Register of Expert Witnesses
REGISTERED