ARBORICULTURAL DEVELOPMENT REPORT

ON TREES LOCATED WITHIN POTENTIAL DEVELOPMENT SITE AT STATION RD, HADFIELD, DERBYSHIRE

FOR

TORNILLO HOMES (HADFIELD) LTD,
ACTING BY JOE PITT AND BEN MOON, JOINT FIXED CHARGE RECEIVERS OF THE LAND NORTH EAST OF STATION RD, HADFIELD, GLOSSOP
(via BNP PARIBAS REAL ESTATE UK)



August 2012

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CLIENT: Tornillo Homes (Hadfield) Ltd, acting by Joe Pitt and Ben Moon, joint fixed charge receivers of the land north east of Station Rd, Hadfield, Glossop (via BNP Paribas Real Estate UK)

SITE: Station Rd, Hadfield

SUMMARY

The report concentrates on the tree retention and care issues arising from proposals to carry out a residential development on the site together with associated driveways and parking spaces.

The Report should be read in conjunction with the attached Tree Survey and Constraints Plan which identifies those trees to be removed and retained. The Tree Survey has been completed in the context of BS 5837 (2012) Trees in Relation to Construction.

The report identifies where required, the ways that any retained trees can be protected during the construction process and will indicate the method statements required to cover tree protection work during the build phase. If required these more detailed guides will be prepared later for use by the contractor.

While the trees surveyed meet the size requirements for consideration all have been graded 'U' under the British standard rating and retention is NOT recommended. One larger tree, the root plate of which is structurally poorly supported may not strictly be within the site ownership and discussions should take place to remove the tree prior to nay ground works taking place.

It is our view that the proposed landscape plan for the site assuming a multiple unit development should incorporate trees only if they are distanced from new buildings services roadways and existing boundaries by 3m and species are restricted to tree with a fastigiated form and a mature height of no more than 8m.

REPORT REMIT AND SUPPLIED DATA.

The purpose of the survey was to report on the implications for continued tree growth bearing in mind the proposed building developments on site and to report on the impact of the proposed development on the treescape. All tree locations have been plotted on a topographical plan provided by the client. Trees have been number tagged and these are cross referenced on the plan and schedule.

The Survey and report should be seen within the context of the wider planning process. Subject to the clients and Planning Authorities requirements this may involve the Consulting Arborist beyond the planning permission stage to the build and Tree protection process. The attached appendix (Fig 1. The Design and Construction process and tree care) shows the likely points of involvement.

THE SURVEYOR

I am Ken Linford, a consulting arborist, trained in Quantified Tree Risk Assessment, application of BS 5837 (2012) and Tree Defect identification. I have experience as a treecare contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 15 years. My CPD record is open to inspection if required. I am covered by PI insurance by Hiscox Insurance Brokers.

TREE SURVEY CONDITIONS

A site visit was carried in Mid May 2012. Conditions were wet and clear. The trees were in early leaf and bud burst. The trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests and a fine drill were used where required to determine trunk integrity and the extent of any decay.

THE TREE SURVEY.

1. The attached schedule lists and rates the trees. We are not aware if any tree protection measures have been enacted by the Local Authority.

2. The site comprises a triangular piece of land which we understand was previously a Mill Pond and was filled in and developed as a garage site in the late 20th Century. No buildings remain above ground. Several concrete bases exist and are shown on the Topographical plan. All of the trees are self sown into fence bases and are species often found in derelict locations. In most instances the trees are invading fencelines and will cause wall and fence damage if retained.

3. The Trees are rated as per BS 5837 (2012). They have been number tagged 450-459 for identification purposes and are shown on the attached schedule and where significant on the plan.

   The trees have been categorized as follows

   - 'U' (Unsuitable for retention) Shown as red on the constraints schedule. There were a total of 10 such trees recorded

   - No trees of A,B,or C rating were identified

The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

TREE CONSTRAINTS PLAN AND SCHEDULE

As attached. No trees are regarded as worthy of retention..

POTENTIAL COMPENSATORY PLANTING

The proposed layout sets out the location of two trees within the site to soften the impact of the development. Given the availability of tree planting space we would recommend that trees be planted no closer than 3m from properties, service lines and road or drive kerbings and that the species be limited to small deciduous amenity species having a mature size of no more than 8m height and fastigiate rather than spreading canopy form.. The following four varieties might be appropriate:

Prunus amanagowa
Ginkgo biloba
Malus trilobata
Craetagus Paul's Scarlet

Ken Linford
Consulting Arborist

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TREE CONDITION REPORT

ON TREES AT LAND AT STATION RD, HADFIELD

DATE: 16.5.12 **WEATHER CONDITIONS**: DAMP AND CLEAR. **INSPECTOR CODE**: KL

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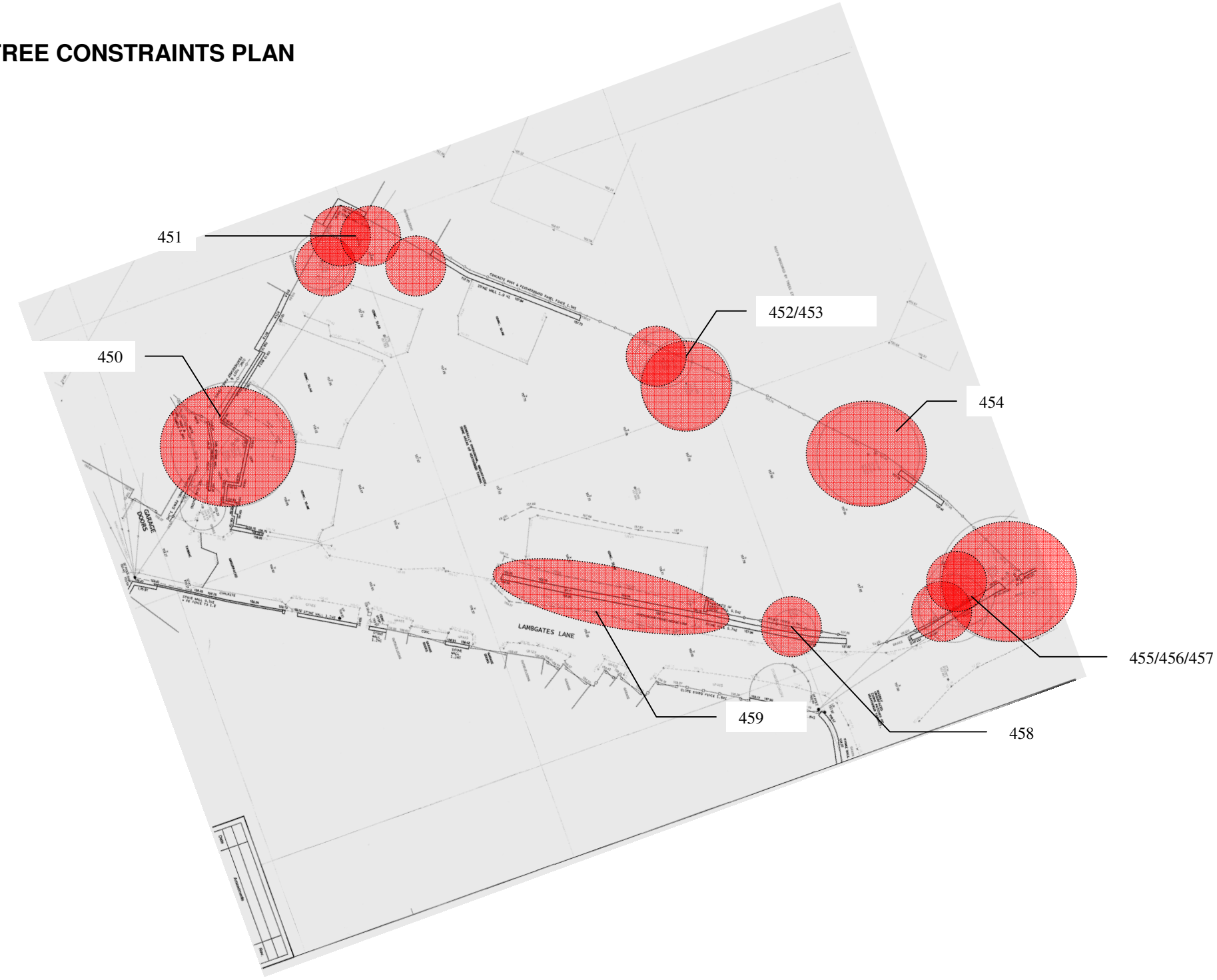
TREE No. and TPO	SPECIES	HGT	DBH mm	CANOPY SPREAD n s e w	CANOPY CLEARANCE	AGE Y, EM,M LM	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	S U L E	RPA RADIUS (m)	BS 5837 RATING
450	*Sycamore*	*12m*	*450*	*5*	*4*	*M*	*Poor, stem damage, damage to root plate. Self sown*	*F*	*Fell and remove*	*10*		*U*
451	*Elder (4)*	*5m*	*100*	*2*	*2*	*LM*	*Poor, senescent, rooted into fenceline. Self sown*	*P*	*Fell and remove*	*5*		*U*
452	*Sycamore*	*6*	*4x100*	*2*	*1*	*Y*	*Poor, Multistem, Growing into fence line*	*G*	*Fell and remove*	*20*		*U*
453	*Goat willow*	*6*	*4x75*	*3*	*-*	*M*	*Poor, main stem collapsed and regrown, Self sown*	*F*	*Fell and remove*	*10*		*U*
454	*Sycamore*	*7*	*200*	*2*	*1*	*Y*	*Self sown, Growing within fenceline*	*G*	*Fell and remove*	*10*		*U*
455	*Sycamore*	*8*	*250x2*	*2*	*3*	*EM*	*Self sown, multi stem, growing on fenceline and within rubble fill.*	*G*	*Fell and remove*	*10*		*U*
456	*Bird Cherry*	*7*	*125*	*2*	*3*	*EM*	*Self sown, Growing within rubble fill*	*F*	*Fell and remove*	*10*		*U*
457	*Sycamore*	*7*	*150*	*2*	*3*	*Y*	*Self sown, growing on fence line*	*F*	*Fell and remove*	*10*		*U*
458	*Sycamore*	*6*	*125*	*3*	*3*	*Y*	*Self sown, growing on fenceline and obstructing temporary fencing*	*F*	*Fell and remove*	*5*		*U*
459	*Privet hedge. 16m run*	*1.2*	*-*	*-*	*-*		*Established hedge reduced but growing against existing shed base. Low amenity value*	*P*	*Cut down and remove*	*5*		*U*

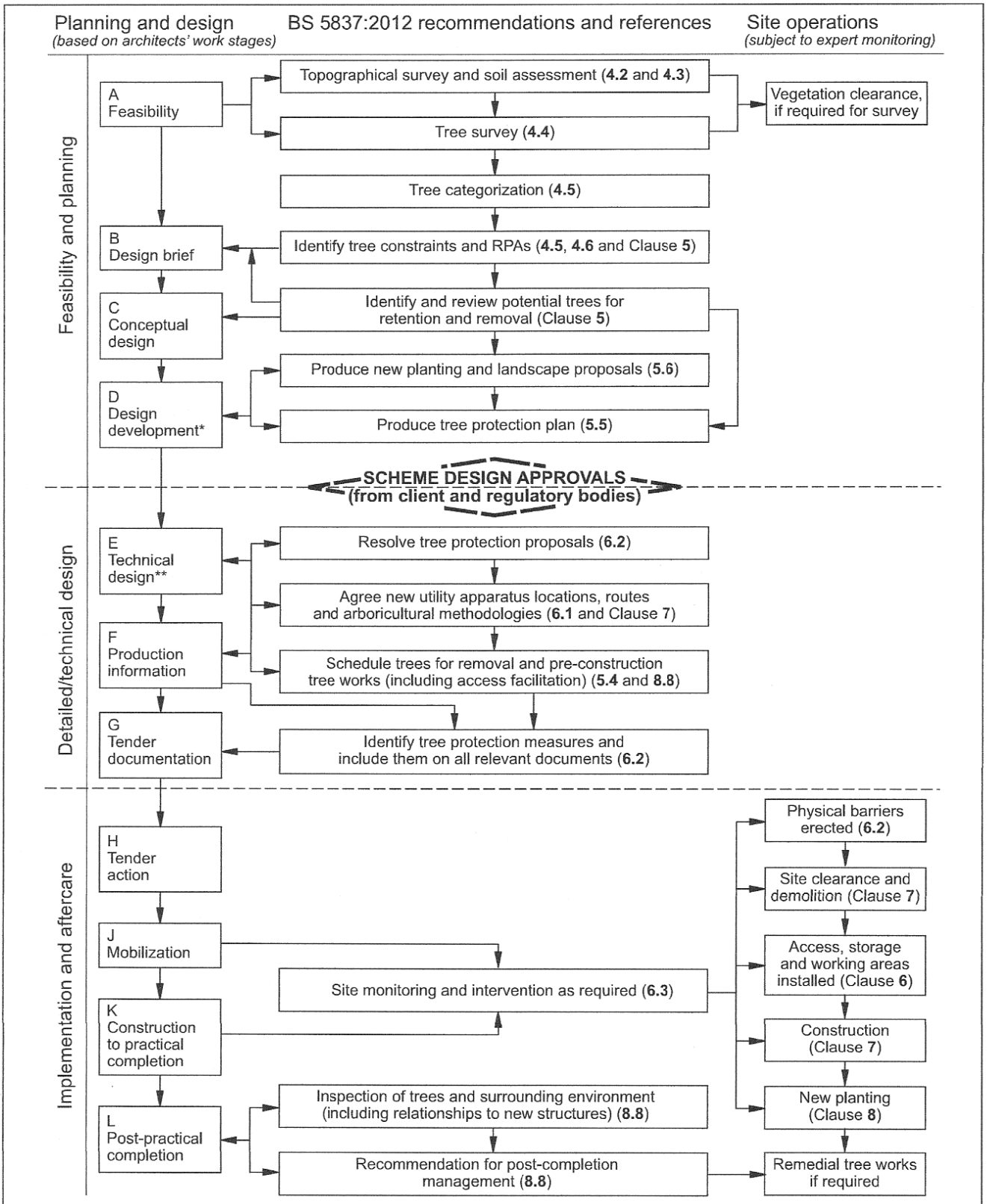
TREE CONSTRAINTS PLAN



INDICATIVE DEVELOPMENT LAYOUT AND PLANTING



Figure 1 **The design and construction process and tree care**



** The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.*

*** See Commentary on Clause 6.*

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot 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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	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 or 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)	See Table 2
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	See Table 2
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 value	See Table 2