HPK/2013/0260
HIGH PEAK
11 JUN 2013
BOROUGH COUNCIL

Arboricultural Appraisal of trees on part of the Shepley Mill site, George Street, Glossop.

The survey was carried out in the summer and autumn of 2011 and was revisited in the summer and autumn of 2012 and spring 2013.

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Arboricultural Appraisal of trees on part of the Shepley Mill site, on George Street, Glossop.

The objective of this appraisal is to assess the condition and relative merit of the trees and provide recommendations for consideration.

Tree Survey Methodology

The survey was carried out several dates in the summer and autumn of 2011 in fine weather conditions and was revisited in the summer and autumn of 2012 and spring 2013. Data was also collected using the stumps of two trees that had been removed following a TPO appeal, and from analysis of historic photographs.

The survey was carried out by J S Reed BA and P M Boyle BSc. MSc. J S Reed's qualifications include NVQ Environmental Conservation, Phase 1 & 2 habitat survey, tree recognition, tree guarding and planting, plus habitat management amongst others. Mr Reed has worked with the National Trust, the Derbyshire Wildlife Trust, Tameside Countryside Service and the Sheffield and Rotherham Wildlife trust. P M Boyle was employed by Geography Department, University of Manchester as an Ecological Surveyor where she undertook various wildlife habitat surveys in Greater Manchester and Salford including a Native Tree Survey to identify and map the distribution of native tree species in the entire Greater Manchester area. She has also worked for the National Trust as a Conservation volunteer then trainee Countryside warden in High Peak area based at Edale. P M Boyle trained in Woodland Management, including identification and assessment of condition of tree species and has illustrated arboricultural papers for the University of Glasgow.

The tree survey methodology followed the recommendations set out in BS5837:2005 'Trees in Relation to Construction - Recommendations', which involves collecting information on:

- Species;
- Age class;
- Health;
- Estimated height/stem diameter/crown clearance/branch spread;
- Physiological and structural condition/management recommendations;
- Estimated remaining contribution in years (based on life expectancy of species);

and

- Notes about miscellaneous features/notes of interest.

Tree Numbers

Numbers 1 – 28 (starting in the SE corner of the site and progressing clockwise) have been used to identify individual trees and 'H' has been used to identify the hedge planted by Mr Rimmer in 2010.

Species

Species are listed by their common name, both in the appraisal and in the text.

Height

Tree heights are measured in metres (m).

Stem Diameter

The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres (mm).

Crown Spread

Radial crown spread was measured in metres for each of the four cardinal points. The canopy shape for individually surveyed trees depicted on the accompanying plans represents the canopy spread as measured on site in 2012. It should be noted that every 'tree' on this site, including seedlings and saplings of a few millimetres in diameter, are covered by TPO 251 and so this report also details immature specimens that do not possess a 'crown' in any real sense of the word. Many canopies overlap.

Height of Crown Clearance

This is the height above ground in metres of the attachment point of the first significant branch, or the height to which the lowest (living) branch reaches; whichever is the lower.

Age Class

The age of each tree is defined as follows:

- Young - within the first third of life expectancy;
- Middle Aged - within the second third of life;
- Mature - within the last third of life expectancy; and
- Over Mature - Tree in decline.

Physiological and Structural Condition

The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

Estimated Remaining Contribution (ERC) in Years

The Estimated Remaining Contribution (ERC) for each tree is based on species and existing and apparent physiological and structural condition of the tree.

Category Grading

Each individual tree has been given a Category Grading in accordance with BS5837: 2005, to reflect the overall arboricultural value and retention category. The Category Grading is defined in accordance with the following criteria:

• Category Grading A: Trees of high quality and value, which are in such a condition as to be able to make a substantial contribution from an arboricultural, landscape or ecological perspective.

• Category Grading B: Trees of moderate quality and value, which are in such a condition as to make a significant contribution from an arboricultural, landscape or ecological perspective.

• Category Grading C: Trees of low quality and value, which are currently in adequate condition to remain until new planting could be established or young trees with a stem diameter below 150mm.

• Category Grading R: Trees which are in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

These categories are further divided into sub categories, as defined within BS5837: 2005, contained in the CASCADE CHART FOR TREE QUALITY ASSESSMENT.

Each of the trees surveyed is summarised on the Plan and in text.

Limitations

All trees have been visually inspected from ground level with no climbing, boring or core sampling undertaken. The comments made are based on observable factors present at the time of inspection. All measurements are metric and approximate.

Findings or Arboricultural Appraisal

The Site is located to the West George Street within Norfolk Square Conservation Area. The Site is contained within the TPO 251 area and is currently the subject of a village green application VG126 which the applicant feels is completely vexatious and merely an attempt to stop the development of this brown field, derelict site.

The site and adjacent area has been subject to a number of appeals to the Planning Inspectorate following multiple refusals by HPBC to grant TPO approval.

APP/TPO/H1033/2626 overturned a refusal to remove a sycamore stump and remove a fallen but regenerating willow tree.

APP/TPO/H1033/2791 upheld a refusal to allow brush cutting citing a lack of woodland management plan. The Inspector described the adjacent wood as 'immature and lacking an under storey. He also commented on the uneven ground and remnants of the former mill building.

APP/TPO/H1033/3011 upheld a refusal to allow the removal of an ash tree which the appellant thought may be dangerous. The judgement said the case was 'fatally flawed' because of a lack of expert opinion.

The site has recently had an Ecological Survey carried out by Dr Elizabeth Barrett, the expert recommended by HPBC. In summary her conclusions were that the site had a limited floral biodiversity, the alleged rich diversity of bird and animal species were lacking, there are no bat roosts, badgers, newts or owls present but a well thought out development could improve the habitat and biodiversity.

28 trees and one hedge were surveyed. The hedge is a mixed species hedge with native bluebells that was planted by the applicant in 2010 having been transplanted from the driveway of 33 George Street during the construction of that property. This hedge was the subject of correspondence between the applicant and HPBC in 2010.

The trees and saplings on the site are self-seeded and consist of fast growing species (mainly willow, sycamore and ash). Growth Rate Tables indicate the oldest tree could be as old as 60 years but photographic evidence shows a maximum possible age of 45 years. Examination of annual growth rings on cut trunks indicates the maximum age of the tree stock to be 35 years.

The trees provide some screening but their landscape and amenity value is considered to be limited because most are located on spoil heaps left behind following the demolition of the Shepley Mill. Retention of most of these trees would severely limit any redevelopment of this brown field site. It is considered that were trees to be removed the effect this removal on the screening provided would be mitigated by a large sycamore growing in the Old Glove Works car park and a swathe of immature trees growing on the southern boundary of the same car park. A comprehensive woodland management plan for the lower wooded area could equally ensure continuity of screening and acting upon Dr Barrett's suggestions the habitat and wildlife corridor could be improved. The retention of the ash tree on George Street, the incorporation of mixed species hedging and the planting of flowers as suggested by Dr Barratt would provide screening to the application site, mitigate any loss of trees in the upper area and improve the street scene and habitat.

Tree Preservation Orders (TPO)

All of the trees on the site (including saplings of any species, height or diameter) surveyed are subject to a Tree Preservation Order (TPO). The proposed development lies within Norfolk Square Conservation Area which previously provided protection to these trees. Some of the trees surveyed could have been removed under Conservation Area legislation.

Species Composition

The main species found within the area of the habitat survey are fast growing species which have self-seeded. They are Goat Willow, Ash, Sycamore, Hawthorn, Pussy Willow and a Cherry. There are some small holly saplings.

Health and Structural Condition

The survey was carried out by a ground level examination of the trees when in and out of leaf.

Due to historic light suppression, limited individual growing space and lack of maintenance none of the trees surveyed was found to be in good health. Some of the trees surveyed were found to be in fair health but variously exhibiting dead branches, deformities and fungal growth. Several specimens were in poor health. At best the major trees could be considered to be in fair structural condition. Trees 13, 14, 16 could be compared to APP/TPO/H1033/2626, a regenerating willow.

The hedgerow was found to be in good condition in terms of both physiology but it does contain non-native conifers that while providing good cover for birds may become a nuisance in later years if not maintained. There is currently no TPO 'maintenance agreement' with HPBC regarding this hedge.

Category Grading

The trees have been allocated category grades to reflect their arboricultural value. All of the trees surveyed were classified as Category C. All of the trees which are growing in close proximity exhibit suppressed growth and have unbalanced canopies.

The Ecological Report confirms the species composition means that the trees present are of limited wildlife value. There is a lack of under- storey and limited floral biodiversity.

The category grading C reflects the relatively young age and type of the tree stock with short lived species that will make a limited long term contribution to the area.

General

Category C grading was given to all the trees within the area because while it is acknowledged the trees provide some screening none were considered to have any great merit as regards form or current contribution to the biodiversity of the site.

A walk-over of the site and inspection of photographs and the 'Glossop Vision Masterplan 2004' show the site to be previously developed. The majority of the trees sit on two large spoil heaps and evidence of dereliction is present in the form of masonry and concrete reinforcements.

Individual Tree Comment (Trees numbered as map)

1. Ash tree under 15 years of age. Under conservation rules this tree could be removed. Its growth has been suppressed by the neighbouring sycamore on the Old Glove Works car park which can be seen above it in 1a. It has a curving trunk, damaged crown and limited growth to the South. Future growth will be inhibited by the sycamore.

2. Ash tree under 15 years of age. Under conservation rules this tree could be removed. Its growth has been suppressed by the neighbouring sycamore on the Old Glove Works car park which can be seen above it in 1a. As 1 it has suffered from light suppression. Future growth will be inhibited by the sycamore in 1a and an adjacent ash tree growing on the George Street verge which can be seen to the left of picture 3.

3. Hawthorn. Would benefit from some maintenance but could be incorporated into the proposed hedge providing continuity of habitat and screening.

4. Ash tree under 15 years of age. Light suppressed with poor form.

5. Ash tree 15 to 25 years old. Light ivy covering, some dead and deformed branches.

6. Sycamore 20 to 30 years old. Multi-stemmed, ivy covered, one trunk dead and fallen, some dead branches, some white fungus at height.

7. Ash 15 to 25 years old. Twin trunk growing from early damage. Leggy, deformed. Light suppressed. This tree should be removed as part of any woodland management plan.

8. Ash 15 to 25 years old. Light suppressed. No branches below crown. Deformed.

9. Hawthorn. Under 15 years of age. Light suppressed. Suitable to move.
10. Hawthorn. Under 15 years of age. Light suppressed. Suitable to move.
11. Hawthorn. Under 15 years of age. Light suppressed. Suitable to move.
12. Crack willow. Under 10 years. Poor, dead.
13. 14. 16. Goat Willow. 20 to 35 years old. From the same root system. Part fallen, some regeneration. Some dead.
15. Goat Willow. 20 to 35 years old. Multi-stem. Dead and decaying branches. Branch rubbing. Evidence of boring beetle.
17. Cherry. Under conservation rules this tree could be removed. Deformed.
18. Goat Willow. Twin - trunk. Part of APP/TPO/H1033/2626 decision. Some dead branches.
19. 20. 21. A group of sycamore 20 to 35 years old. Have suffered light suppression. Deformed with 21 the biggest having limited growth to the SE. Growing on peak of spoil heap.
22. Sycamore stump with regrowth to be removed as per APP/TPO/H1033/2626.
23. 24. Ash 20 to 30 years old. Have suffered light suppression. Deformed.
25. Goat Willow removed as per APP/TPO/H1033/2626.
26. Pussy Willow. 15 years old. Has regrown from a sawn stump.
27. Various saplings under 3 years old.
28. Ash tree subject of APP/TPO/H1033/3011.

New Planting

The Ecological Report compiled by Dr Elizabeth Barratt should form the basis of any new planting scheme and it is suggested species should be chosen for their ecological as well as their landscape potential. It is further suggested that the ecological merit of any planting scheme should be approved by a suitably qualified ecologist prior to implementation.

Conclusion

A total of 28 trees and one hedgerow were assessed in terms of their health and relative merit in relation to the proposed regeneration of the site. The survey shows that the trees on the site or in the lower wooded area are largely young or middle aged and of generally fair health and fair to poor structural condition, but low quality. The majority of the trees have low arboricultural value but some amenity value providing some screening.

The retention of the trees is desirable where feasible but the majority of the tree species are short-lived scrub species of limited value which could be replaced within a relatively short period of time. Adopting some of Dr Barratt's advice the habitat and ecosystem could be greatly improved providing both visual links to the surrounding area and building a wildlife corridor that is not currently present on the proposed development site.

The loss of some low grade trees can be mitigated by the retention of the ash tree (28) which will need some maintenance as it interferes with the street lamp adjacent. This tree coupled with a neighbouring ash of similar size on the George Street verge give continuity and supply screening. Transplanting hawthorns (9, 10, and 11) to a site adjacent to the SE corner of the Central Methodist Church car park will not only maintain habitat but will also screen the unsightly 1960's 'pre-fab' rear

of the church from George Street which will improve the street scene. The existing hedgerow could be extended to provide some 80m of planting.

There are several saplings that have been planted on the site, including 'the jubilee oak'. The spacing and species of these does not appear to have been considered on its arboricultural merit and there may be some truth in the applicant's assertion (considering they have TPO protection) that they have been positioned so as to stop excavators entering the site.

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Arboricultural Appraisal: Trees within George Street regeneration area.

No	Species	Height (m)	Diameter (mm)	Age Class	Physiological condition	Structural condition	**Category**	Requested action
1	Ash	5	32	Young	Fair	Damaged crown, growth mainly to one side, leggy.	C3	Remove
2	Ash	5	50	Young	Fair	Damaged crown, growth mainly to one side, leggy.	C3	Remove
3	Hawthorn	4	67	Young	Fair/dead	Would benefit from maintenance.	C1	Retain
4	Ash	10	98	Young	Fair	Ivy, leggy, split crown.	C3	Remove
5	Ash	10	225	Middle Aged	Fair	Ivy, split crown, deformed branches.	C3	Remove
6	Sycamore	15	197,178.	Young	Fair/Dead	Multi-stem, some dead, ivy covered fungal patches	C1	Remove
7	Ash	10	120, 140	Young	Poor/Dead	Twin trunk, part dead, leggy, deformed.	C3	Remove
8	Ash	15	120	Young	Poor	Leggy, limited branches, light starved, deformed.	C3	Remove
9	Hawthorn	4	82	Young	Fair	Good	C1	Relocate
10	Hawthorn	4	56	Young	Fair	Good	C1	Relocate
11	Hawthorn	4	50	Young	Fair	Good	C1	Relocate
12	Crack Willow	5	120	Young	Poor/Dead	Mostly dead.	R	Remove
13	Goat Willow	10	140	Young	Poor	Damaged with many dead branches. Part of 14.	R	Remove
14	Goat Willow	10	200	Over Mature	Poor	Fallen with regrowth. Dead branches + decay	R	Remove
15	Goat Willow	15	285	Middle Aged	Fair	Multi-stem, inter-grown, some dead	C1	Remove
16	Goat Willow	15	275	Over Mature	Poor/Fair	Regrowth from fallen, decaying trunk.	R, C1	Remove
17	Cherry	3	40	Young	Fair	Deformed	C3	Relocate
18	Goat Willow	12	220	Middle Aged	Fair	Twin trunk, some dead and decay	C1	Remove
19	Ash	12	180	Young	Fair	Deformed, growing at an angle.	C1	Remove
20	Ash	12	220	Young	Fair	Twin trunk, some damage to branches.	C1	Remove
21	Sycamore	15	420	Middle Aged	Fair	Due to light suppression no branches to NE side.	C1	Remove
22	Sycamore	1.2	n/a	Middle Aged	Poor	Root damage, chainsaw cuts, re-growth.	C3	Remove
23	Ash	15	260	Middle Aged	Fair	Deformed at 8m above ground.	C1	Remove
24	Ash	15	140	Middle Aged	Fair	Twin trunk, deformed trunks.	C1	Remove
25	Goat Willow	Fallen	n/a	Ancient	Poor	Fallen with regrowth	R	Removed
26	Pussy Willow	5	n/a	Middle Aged	Fair	Regrowth from stump.	C1	Retain
27	Mixed Saplings	n/a	n/a	n/a	n/a	n/a	C1	Relocate
28	Ash	15	450	Middle Aged	Fair	Root and trunk damage. Some dead.	C1	Retain

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CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British Standard 5837:2005 "Trees in Relation to Construction")

TREES FOR REMOVAL		
Category and Definition	**Criteria**	**Identification on Plan**
Category R Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.	➢ 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 R 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality. (**NOTE**: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).	

TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria - Subcategories**			**Identification on Plan**
	1. Mainly Arboricultural Values	**2. Mainly Landscape Values**	**3. Mainly Cultural Values, including Conservation**	
Category A **Those of high quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).	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 dominant and/or principal trees within an avenue).	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	
Category B **Those of moderate quality and value:** those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of unsympathetic past management and minor storm damage).	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better. A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.	Trees with clearly identifiable conservation or other cultural benefits.	
Category C **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits.	LIGHT GREEN
	NOTE: Whilst C category trees will not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.			