

Preliminary Arboricultural Assessment (PAA)

May 2023

Land at Chapel Lane
Widnes
WA8 4NU

U R B A N
G R E E N

QUALITY MANAGEMENT

Project No.:	UG1554			
Project:	Chapel Lane, Widnes			
Location:	Land at Chapel Lane, Widnes, WA8 4NU			
Title:	Preliminary Arboricultural Assessment			
Document Type:	BS 5837			
Date:	30/05/22			
Prepared By:	Robert Hickey			
Checked By:	Andy Bagshaw			
Revision Status:				
Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:
01	13 th February 2023	Updated Redline Boundary & Parameters Masterplan	Andy Bagshaw	Adam Hodgins
02	9 th May 2023	Client comments	Andy Bagshaw	Adam Hodgins

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1. Introduction

1.1. Instructions and references

- 1.1.1. We have been instructed by Taylor Wimpey UK Ltd to carry out a Preliminary Arboricultural Appraisal (PAA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at Land at Chapel Ln, Widnes, WA8 4NU and produce our findings in a report with an accompanying Tree Constraints Plan.
- 1.1.2. The PAA is compiled objectively and is aimed to assist with feasibility and decision making during the design process. It does not take into account any proposals for the site. Section 4.4.1.1 of BS 5837 states that *‘the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development’*.
- 1.1.3. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 1.1.4. Due to the size and nature of the site, it was decided that the survey methodology would include recording trees that share very similar characteristics as groups. This method is in line with point 4.4.2.3 of BS 5837:2012 that states ‘Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.’

1.2. Documents provided

- 1.2.1. A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 1.2.2. A parameters masterplan has also been provided detailing proposed development parcels, number of proposed dwellings, streets/lanes and indicative attenuation basins. The masterplan is detailed in Appendix 4.
- 1.2.3. Tree locations which have been estimated are illustrated on the Tree Constraints Plan in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.

1.3. Scope and limitations of the report

- 1.3.1. A PAA in isolation is not intended to be sufficient to support a full planning application although it will be sufficient to support an outline application. Once detailed plans are made available, an Arboricultural Impact Assessment (AIA) must be carried out, which can then be submitted to the Local Authority to support the planning application.

- 1.3.2. Outline planning permission is sought (with all matters other than access reserved) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Site access proposals are situated within Knowsley Borough Council authority area (emergency access in Halton Borough Council authority area via Sandy Lane). Full planning permission for the access arrangements only, via a new junction on Chapel Lane (to be determined by Knowsley Borough Council only) and emergency access via Sandy Lane (to be determined by Halton Borough Council). All of the outline proposals are situated within Halton Borough Council authority area and are to be determined by Halton Borough Council only.
- 1.3.3. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 1.3.4. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 1.3.5. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 1.3.6. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 1.3.7. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report should not be seen as a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2. Site Location

- 2.1.1. The site is located in the area shown in Figure 1. The OS Grid Reference is SJ 49640 87735.



Figure 1 – Site Location Plan

3. Tree Condition and Recommendations

- 3.1.1. The following findings are provided in order to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed, retained or those that require work. Any recommendations provided in this section are given with the assumption that development will occur, however, no specific designs have been accounted for.

3.2. Tree work, priority and future management

- 3.2.1. The Tree Data Schedule in Appendix 1 details what works are required to individual trees in order to ensure that they are in an acceptable condition and the tree work priorities.
- 3.2.2. All specified tree work is to be carried out in accordance with BS 3998:2010 Tree work - Recommendations.

3.3. Tree protection status

- 3.3.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.3.2. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.3.3. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.3.4. A check was made on the Halton Borough Council interactive map which shows that there is a TPO enforced within this site (TPO_119). This TPO applies to T3 within this report. No conservation areas are enforced within this site.
- 3.3.5. Unless the trees are subject to an exemption, then it is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.
- 3.3.6. The pruning of overhanging branches from third party trees is possible as long as the trees are pruned within the standards laid out in BS3998:2010. It is recommended that any pruning of third-party trees should be agreed with the tree owner.

4. Wildlife

- 4.1.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 4.1.2. Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 4.1.3. If tree works are carried out during the bird nesting season (March to September inclusive), trees would need to be inspected by a qualified ecologist no more than 48 hours prior to the commencement of works.

5. Potential Arboricultural Impacts

5.1. Root Protection Areas (RPAs)

- 5.1.1. The RPA is an area of ground around the base of a tree indicated on the Tree Constraints Plan as a ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 5.1.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 5.1.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.
- 5.1.4. BS 5837:2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

6. Surveyed Trees

- 6.1.1. The survey assessed ninety-two individual trees, fifty groups, four hedges and two woodlands, the quality and value of which are summarised below.
- 6.1.2. Nineteen trees, twelve groups, one hedge, and one woodland were assessed as BS 5837: 2012 `High-Quality` retention category A, thirty-seven trees, twenty-five groups, three hedges and one woodland were assessed as `Moderate Quality` retention category B, thirty-three trees and thirteen groups were assessed as `Low Quality` retention category C and three trees were assessed as `Unsuitable` category U. As detailed in the survey schedule at appendix 1.
- 6.1.3. Most of the trees surveyed reside either inside or on the provided red line boundary, as shown on the TCP at appendix 4 any trees outside the red line boundary are understood to be under third party ownership.
- 6.1.4. The tree cover comprises mainly of high-quality individual trees and moderate quality natural colonisation woodland.
- 6.1.5. The trees along the boundary of the site are visually important in terms of their contributions to the character and appearance of the area. Trees internal to the site provide less visual amenity but are still quality specimens which should be retained.

7. Constraints and Opportunities

- 7.1.1. Where possible, category A and B trees should be retained and any works within their RPAs should be undertaken in a sympathetic manner. Although C category trees should not be a constraint to development, it may be desirable to retain them as part of the wider landscape proposals. There is a high proportion of category A and B trees/groups throughout the site.
- 7.1.2. The site, which is generally level, is a working farm with associated buildings and agricultural fields. It is bounded by Chapel Lane to the west, Queensbury Way to the east with Sandy Lane dissecting the middle of the site north to south. North of the site is agricultural land and houses to the south.
- 7.1.3. Collectively the trees provide a high landscape value with several mature individual specimens along Chapel Lane (T14, T15 and T57) and Sandy Lane (T84 and T85) providing particularly high amenity value.
- 7.1.4. The overall health and structural condition of the surveyed trees is good, with only minimal works recommended for health and safety purposes. Several dead trees were identified during the survey, the majority of these require no remedial work. Due to the location of these trees and the low occupancy rate of the site, the trees pose minimal risk and it is acceptable to retain these trees for their ecological value. Should the land use of the site change these trees may require removal.
- 7.1.5. Many of the trees surveyed appear to be historic boundary tree/hedges which have been left unmanaged and allowed to grow into maturity. The offsite trees are similar or were planted for screening purposes by private properties.
- 7.1.6. There are several early-mature to mature groups of trees along all the boundaries of the site, which can provide good screening for future development. Any potential future development within the site should retain this boundary vegetation where possible.
- 7.1.7. Natural colonisation to the east of the site (G112, W113 and G117) is establishing on what is disused agricultural land. Photographic pictures show these trees to be approximately 20 years old. Trees and shrubs within this area consist of pioneer species and now appear to be established. These trees and groups provide moderate visual amenity to the easts from Queensbury Way and consideration to retain should be given with regards to any on site development proposals. Any proposed development should be located outside the RPAs of the trees to be retained.
- 7.1.8. There is evidence of Ash die-back (*Hymenoscyphus fraxineus*) in several of the Ash trees surveyed. This disease is likely to advance over the whole of the site and will result in the death of a significant proportion of the Ash trees.
- 7.1.9. Several trees along Old Upton Lane were noted to have deadwood overhanging the road. It has been recommended that this deadwood be removed. As these trees are under third party ownership the owner(s) should be informed of the tree's conditions.
- 7.1.10. Where dense ivy or surrounding vegetations prevented the detailed inspection of the tree, recommendations have been made to have the ivy or vegetation removed and the tree resurveyed.
- 7.1.11. Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

Appendix 1 – Tree Data Schedule

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

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W S E	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Early-Mature Horse Chestnut Aesculus hippocastanum	9	3.5	490	6 5 5.5 4.5	1: Epicormic growth on stem. 2: Canopy overhangs shop. 3: Small decay pockets forming within old pruning wounds. 4: Ivy present on stem.	No action required.		Good	40+	5.88
							n/a	3	Good	B1	
T2	Young Horse Chestnut Aesculus hippocastanum	8	2	210	2.5 1.5 2.5 3	1: Shaded by adjacent tree. 2: Twin stemmed at base. 3: Minor deadwood noted. 4: Currently poses no significant risk. 5: Epicormic growth at base.	No action required.		Fair	20-40	2.52
							n/a	3	Good	C1	
T3	Mature Pedunculate Oak Quercus robur	11	2	770	8.5 7.3 8 7.2	1: Dense ivy on stem. 2: Deadwood noted. 3: Stubs present due to past pruning. 4: Tree has good form.	Sever ivy at base.		Good	40+	9.24
							Low	3	Good	A1.2	
G4	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	av 7.5	0	av 330	av 3 3 each 3	1: Lawson cypress with a holly and elder understory. 2: Dense canopy prevents a detailed inspection. 3: No major visible defects. 4: Tear wound noted on branch.	No action required.		Good	40+	3.96
							n/a	3	Good	B1	
T5	Young Silver Birch Betula pendula	5	0.5	80	1.5 1.5 1.5 1	1: No major visible defects. 2: Young self set specimen.	No action required.		Good	40+	0.96
							n/a	3	Good	C1	
T6	Mature Weeping Willow Salix babylonica	12.5	4.5	1200	7 7 7	1: Dense ivy prevents a detailed inspection. 2: Large tear wounds noted, from previous branch failure. 3: Deadwood noted. 4: Low hanging canopy over drive. 5: 1200 dbh over dense ivy.	Remove ivy and re-inspect for defects.		Good	20-40	14.40
							Moderate	1	Fair	A1.2	

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)	
G7	Semi-Mature Lawson Cypress Chamaecyparis lawsoniana	av 8	av 3.5	av 200	av 2 2 2 each	1: Dense vegetation prevents a detailed inspection. 2: Shaded by adjacent tree. 3: No major visible defects.	No action required.		Fair	20-40	C1	2.40
	n/a	3	Good									
T8	Semi-Mature Wild Cherry Prunus avium	7.5	1.5	220	3.5 3.5 3 3	1: No major visible defects. 2: Low hanging canopy over drive. 3: Currently poses no significant risk.	No action required.		Good	40+	B1	2.64
	n/a	3	Good									
T9	Semi-Mature Apple Malus sp	4.5	2	250	3 2.5 2.5 3	1: Has been previously pollarded, now with 1m+ regrowth. 2: Poses no significant risk. 3: Stem trifurcates at 1.4m.	No action required.		Good	20-40	B1	3.00
	n/a	3	Good									
T10	Mature Apple Malus sp	4.5	2	420	4.5 4.5 4.5 4.5	1: Has been previously pollarded, now with significant regrowth. 2: Large pruning wound noted on stem. 3: Multiple stemmed at 1m. 4: Currently poses no significant risk.	No action required.		Fair	20-40	B1	5.04
	n/a	3	Good									
T11	Early-Mature Wild Cherry Prunus avium	9	5	460	5 5 5 4	1: Pruning wounds noted on stem due to crown raising. 2: No major visible defects. 3: Low hanging canopy over drive. 4: Currently poses no significant risk.	No action required.		Good	40+	B1	5.52
	n/a	3	Good									
T12	Early-Mature Silver Birch Betula pendula	8	5	340	3 3 3 4.5	1: Small cavity in old pruning wound at 2.5m. 2: Shaded by adjacent tree. 3: Pruning wounds noted on stem, due to crown raising. 4: Currently poses no significant risk.	No action required.		Good	20-40	B1	4.08
	n/a	3	Fair									

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					N	W	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T13	Semi-Mature Italian Cypress Cupressus sempervirens	7.5	2.5	300	1.8			1: Multiple stemmed at 1m. 2: No major visible defects. 3: Currently poses no significant risk.	No action required.		Good	40+	3.60
					1.8				n/a	3	Good	B1	
T14	Early-Mature Purple Beech Fagus sylvatica 'purpurea'	9	1.7	500	6.5			1: Low hanging canopy over footpath. 2: Minor deadwood noted. 3: No major visible defects. 4: Ivy on stem.	No action required.		Good	40+	6.00
					6.5				n/a	3	Good	A1.2	
T15	Early-Mature Horse Chestnut Aesculus hippocastanum	10	2	450	5			1: Off site tree prevents a detailed inspection. 2: Dense ivy present. 3: Has been previously pruned away from road and footpath. 4: Canopy touching utility line.	No action required.		Good	40+	5.40
					5.5				n/a	3	Good	A1.2	
T16	Semi-Mature Norway Spruce Picea abies	8.5	7.5	120	1			1: Heavily shaded by adjacent trees. 2: Little live growth remaining. 3: Limited life expectancy.	Monitor.		Very Poor	<10	1.44
					1				Moderate	1	Fair	C1	
G17	Early-Mature Norway Spruce Picea abies	av 11	av 4	av 380	4			1: No major visible defects. 2: Dense ivy on several trees within group. 3: Canopy of most western tree touching utility line. 4: Understory of holly and elder.	No action required.		Good	40+	4.56
					4 each				n/a	3	Good	B1.2	
T18	Semi-Mature Hazel Corylus avellana	5	0.3	200	3.5			1: Multiple stemmed at base. 2: No major visible defects. 3: Appears to be a lapsed coppice. 4: Poses no significant risk. 5: Minor bark wounds noted.	No action required.		Good	40+	2.40
					3				n/a	3	Fair	C1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T19	Semi-Mature Ash Fraxinus excelsior	9	2.5	220	3	4.5	2	1: Off site tree prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: Shaded by adjacent tree. 4: Deadwood noted.	Monitor.		Poor	10-20	2.64
									Moderate	1	Fair	C1	
T20	Semi-Mature Horse Chestnut Aesculus hippocastanum	9	3	390	4.5	4.5	4.5	1: Off site tree prevents a detailed inspection. 2: Ivy present on stem. 3: No major visible defects.	No action required.		Good	40+	4.68
									n/a	3	Good	B1.2	
T21	Early-Mature Sycamore Acer pseudoplatanus	10	2.5	350	5	5	5	1: Off site tree prevents a detailed inspection. 2: No major visible defects. 3: Ivy on stem. 4: Minor deadwood noted.	No action required.		Good	40+	4.20
									n/a	3	Good	B1.2	
T22	Semi-Mature Horse Chestnut Aesculus hippocastanum	8	2.5	260	2	4	4	1: Off site tree prevents a detailed inspection. 2: No major visible defects. 3: Dense ivy on stem. 4: Minor deadwood noted.	No action required.		Good	40+	3.12
									n/a	3	Good	B1.2	
G23	Young Mixed Species	av 7.5	av 2	av 100	2.5	2.5	2.5	1: Sycamore and horse chestnut mixed group. 2: Self set group. 3: No major visible defects.	No action required.		Good	40+	1.20
									n/a	3	Good	C1	
G24	Young Ash Fraxinus excelsior	av 8	av 1.8	av 150	2	2	2	1: Symptoms indicative of ash die back noted. 2: Self set group. 3: Poses little risk due to location. 4: Deadwood noted.	Monitor.		Poor	10-20	1.80
									Moderate	1	Fair	C1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T25	Early-Mature Ash Fraxinus excelsior	12.5	4.5	430	5	5	6	1: Dense ivy on stem prevents a detailed inspection. 2: Minor deadwood noted. 3: Slightly sparse crown in places.	No action required.		Fair	20-40	5.16
									n/a	3	Good	B1	
T26	Dead Horse Chestnut Aesculus hippocastanum	8	6	150	1	1	1	1: Dead specimen. 2: Limited access prevents a detailed inspection.	Remove.		Dead	Dead	1.80
									Moderate	1	Dead	U	
G27	Early-Mature Sycamore Acer pseudoplatanus	av 13	av 4	av 500	5	5	5	1: Dense vegetation prevents a detailed inspection. 2: No major visible defects. 3: Pruning wounds noted, generally occluding well. 4: Ivy present on 1 tree within group. 5: 4 trees within group.	No action required.		Good	40+	6.00
									n/a	3	Good	B1.2	
T28	Early-Mature Silver Birch Betula pendula	12	4	300	6	4.5	4.5	1: Off site tree prevents a detailed inspection. 2: No major visible defects.	No action required.		Good	40+	3.60
									n/a	3	Good	B1	
G29	Young Mixed Species	av 6	av 1	av 100	2	2	2	1: Sycamore, cherry, elder and hawthorn mixed group. 2: Young self set group. 3: Growing against building. 4: Dense vegetation prevents a detailed inspection. 5: Currently poses no significant risk.	No action required.		Fair	40+	1.20
									n/a	3	Fair	C1	
T30	Early-Mature Sycamore Acer pseudoplatanus	11	2.5	380	5	5	5	1: Limited access prevents a detailed inspection. 2: Decay cavity forming on stem at 2.5m. 3: Multiple stemmed at 4m, possibly topped in the past.	No action required.		Good	20-40	4.56
									n/a	3	Fair	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					N	E	S		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T31	Early-Mature Hawthorn Crataegus monogyna	4.5	2	260	2	1.5	2.5	1: Decay cavity at base. 2: Deadwood noted. 3: Limited access prevents a detailed inspection. 4: Twin stemmed at base. 5: Stems leaning east, into field.	Monitor.		Fair	10-20	3.12
									Moderate	1	Poor	C1	
T32	Early-Mature Hawthorn Crataegus monogyna	7.5	1.5	230	2	2.5	2	1: Stem trifurcates at base. 2: Limited access prevents a detailed inspection. 3: Occasional pruning wounds noted. 4: Slightly shaded by adjacent tree.	No action required.		Fair	20-40	2.76
									n/a	3	Good	B1	
T33	Semi-Mature Silver Birch Betula pendula	10	3	340	3.5	4	2.5	1: Off site tree prevents a detailed inspection. 2: Stem bifurcates at 0.3m. 3: Wire fence being occluded by stem. 4: Occasional pruning wounds noted, occluding well.	No action required.		Good	40+	4.08
									n/a	3	Good	B1	
T34	Semi-Mature Silver Birch Betula pendula	6.5	2.5	190	1	4.5	1	1: Limited access prevents a detailed inspection. 2: Shaded by adjacent trees. 3: Metal grate being occluded by stem.	No action required.		Fair	20-40	2.28
									n/a	3	Fair	C1	
T35	Dead Silver Birch Betula pendula	5	0	90	0	0.5	4	1: Dead specimen.	Remove.		Dead	Dead	1.08
									Moderate	N/A	Dead	U	
G36	Early-Mature Alder (common) Alnus glutinosa	av 11	av 2	av 400	4.5	4.5	4.5 each	1: Off site group prevents a detailed inspection. 2: Occasional pruning wounds noted, generally occluding well. 3: Deadwood noted. 4: Currently poses no significant risk.	No action required.		Good	40+	4.80
									n/a	3	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G37	Early-Mature Lawson Cypress Chamaecyparis lawsoniana	av 8	av 1.7	av 300	av 4 4 each	1: Off site group prevents a detailed inspection. 2: No major visible defects. 3: Dense ivy on stems.	No action required.		Good	40+	3.60
							n/a	3	Good	B1.2	
G38	Semi-Mature Hawthorn Crataegus monogyna	av 5	av 2	av 100	av 2 2 each	1: Off site group prevents a detailed inspection. 2: No major visible defects. 3: Growing on southern side of embankment.	No action required.		Good	40+	1.20
							n/a	3	Good	C2	
G39	Semi-Mature Sycamore Acer pseudoplatanus	av 9	av 3	av 240	av 3.5 3.5 each	1: Off site group prevents a detailed inspection. 2: 2 trees in group. 3: Growing on southern side of embankment. 4: Stem occluding metal fence.	No action required.		Good	20-40	2.88
							n/a	3	Good	C1	
T40	Semi-Mature Ash Fraxinus excelsior	7.5	2.5	200	3 3 3	1: Off site tree prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: Deadwood noted. 4: Growing on southern side of embankment.	Monitor.		Fair	10-20	2.40
							n/a	1	Fair	C1	
T41	Early-Mature Pedunculate Oak Quercus robur	13	2	500	7 7 7	1: Off site tree prevents a detailed inspection. 2: Stubs present due to past pruning. 3: Deadwood noted. 4: Ivy on stem. 5: No major visible defects.	No action required.		Good	40+	6.00
							n/a	3	Good	A1	
T42	Early-Mature Eucalyptus Eucalyptus sp	14	4	400	5 5 5	1: Off site tree prevents a detailed inspection. 2: No major visible defects.	No action required.		Good	40+	4.80
							n/a	3	Good	A1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)		Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
					W	E		Priority	Inspect Freq (yrs)				Structural Condition
T43	Mature White Willow Salix alba	9	1	500	6	8 6 7	1: Limited access prevents a detailed inspection. 2: Multiple stemmed at base. 3: Deadwood noted.	No action required.		Good	20-40	C1	6.00
	n/a		3	Fair									
T44	Young Horse Chestnut Aesculus hippocastanum	6	1.7	350	3	3 4	1: Young self set specimen. 2: No major visible defects.	No action required.		Good	40+	B1	4.20
	n/a		3	Good									
G45	Semi-Mature Ash Fraxinus excelsior	av 8	av 4	av 270	4.5	av 4.5 4.5 each	1: Symptoms indicative of ash die back noted. 2: Limited access prevents a detailed inspection. 3: Stubs present due to past pruning.	Monitor.		Poor	10-20	C1	3.24
	Moderate		1	Fair									
T46	Semi-Mature Pedunculate Oak Quercus robur	9	4	270	3	3 3	1: Limited access prevents a detailed inspection. 2: Growing on southern side of embankment. 3: No major visible defects.	No action required.		Good	40+	B1	3.24
	n/a		3	Good									
T47	Early-Mature Pedunculate Oak Quercus robur	9.5	3	430	4.5	4.5 4.5	1: Off site tree prevents a detailed inspection. 2: Growing on southern side of embankment. 3: Stem occluding wire fence. 4: Root damaged noted along river bank.	No action required.		Good	40+	B1	5.16
	n/a		3	Good									
T48	Semi-Mature Hazel Corylus avellana	6	1	120	1	3 3	1: Multiple stemmed at base. 2: Off site tree prevents a detailed inspection. 3: Slightly shaded by adjacent tree. 4: Currently poses no significant risk.	No action required.		Fair	20-40	C1	1.44
	n/a		3	Good									

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T49	Early-Mature Horse Chestnut Aesculus hippocastanum	10	4	330	3 5 3 5	1: Stubs present due to past pruning. 2: No major visible defects. 3: Growing next to pond. 4: Surface rooting present.	No action required.		Good	40+	3.96
							n/a	3	Good	B1	
G50	Early-Mature Mixed Species	av 12	av 1	av 450	av 4 5 4 each	1: Ash, willow and hawthorn mixed group. 2: Restricted access prevents a detailed inspection. 3: Unmanaged field boundary hedgerow. 4: Potential wildlife habitat. 5: Acceptable condition at present due to current land use.	No action required.		Good	20-40	5.40
							n/a	3	Fair	B2	
G51	Early-Mature Ash Fraxinus excelsior	av 8.5	av 2	av 300	av 5 5 5 each	1: Limited access and dense vegetation prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: Poses no significant risk due to current land use.	Monitor.		Poor	10-20	3.60
							Moderate	1	Fair	C1	
T52	Early-Mature Ash Fraxinus excelsior	9	4	380	4 4 4.5 4	1: Sparse crown. 2: Symptoms indicative of ash die back noted. 3: Tree appears to be in decline. 4: Minor deadwood noted.	Monitor.		Very Poor	<10	4.56
							Moderate	1	Fair	C1	
G53	Semi-Mature Mixed Species	av 5	av 0.3	av 120	av 2.3 2.3 2.3 each	1: No major visible defects. 2: Currently poses no significant risk. 3: Hawthorn and cherry mixed group.	No action required.		Fair	40+	1.44
							n/a	3	Good	C1	
G54	Semi-Mature Sycamore Acer pseudoplatanus	av 8	av 1	av 270	av 4 4 4 each	1: Limited access prevents a detailed inspection. 2: Canopy touching building. 3: No major visible defects. 4: Low hanging canopy over footpath. 5: Epicormic growth at base.	No action required.		Fair	40+	3.24
							n/a	3	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T55	Young Ash Fraxinus excelsior	6.5	0.5	220	2.5	2.5	2	1: Stem bifurcates at 2m. 2: Minor deadwood noted. 3: Self set specimen. 4: Canopy touching building.	No action required.		Fair	10-20	2.64
									n/a	3	Fair	C1	
T56	Semi-Mature Wild Cherry Prunus avium	6.5	3	300	4.3	4.3	4	1: Dense understory of elder and hawthorn prevents a detailed inspection. 2: No major visible defects. 3: Canopy touching shipping container.	No action required.		Fair	40+	3.60
									n/a	3	Good	B1	
T57	Early-Mature Norway maple `Crimson King`	10	2.5	400	5	4	4.5	1: Dense ivy prevents a detailed inspection. 2: Deadwood noted. 3: Adequate clearance above footpath and road.	Remove ivy and re-inspect for defects.		Good	40+	4.80
									Moderate	1	Good	A1.2	
H58	Early-Mature Leyland Cypress x Cupressocyparis leylandii	av 11	0	350	3	3	3	1: Slightly shaded by adjacent trees. 2: No major visible defects. 3: Forming boundary hedge.	No action required.		Good	40+	4.20
									n/a	3	Good	B1.2	
G59	Mature Aspen Populus tremula	av 18	av 4	av 400	6	6	6	1: Off site group prevents a detailed inspection. 2: Growing northern side of stream. 3: Deadwood noted. 4: Stubs present due to past branch failure.	No action required.		Good	40+	4.80
									n/a	3	Good	A1.2	
H60	Mature Leyland Cypress x Cupressocyparis leylandii	av 18	1	400	3	3	3	1: Ivy present on stems. 2: Pruning wounds noted. 3: No major visible defects. 4: Growing along embankment.	No action required.		Good	40+	4.80
									n/a	3	Good	A1.2	

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T61	Early-Mature Pedunculate Oak Quercus robur	16	4	500	7 5 3.5 7	1: Growing on steep slope, prevents a detailed inspection. 2: Ivy on stem. 3: Deadwood noted. 4: No major visible defects.	No action required.		Good	40+	6.00
							n/a	3	Good	A1	
G62	Semi-Mature Ash Fraxinus excelsior	av 10	av 3	av 250	av 5 4 5 each	1: Dense vegetation prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: 2 trees in group. 4: Ivy present.	Monitor.		Poor	10-20	3.00
							Moderate	1	Fair	C1	
G63	Dead Dead Tree	av 9	av 2	av 250	av 3.5 3.5 3.5 each	1: Dead specimens. 2: Dense vegetation prevents a detailed inspection. 3: Risk to retain group acceptable due to current land use. 4: Third party owned trees.	Monitor.		Dead	Dead	3.00
							Low	3	Dead	C1.2	
T64	Semi-Mature Pedunculate Oak Quercus robur	8.5	1	350	3.5 3 3.5	1: Limited access prevents a detailed inspection. 2: No major visible defects.	No action required.		Good	40+	4.20
							n/a	3	Good	B1	
T65	Early-Mature Monterey Cypress Cupressus macrocarpa	11.5	3	600	4 1.5 4 7	1: Stubs present due to past pruning. 2: Asymmetrical crown. 3: Deadwood noted. 4: Ivy present at base. 5: Multiple stemmed at 1.5m.	No action required.		Good	40+	7.20
							n/a	3	Good	A1.2	
G66	Early-Mature Scots Pine Pinus sylvestris	av 10.5	av 1	av 320	av 4 4 4 each	1: No major visible defects. 2: 1 young lawson cypress within group. 3: No major visible defects.	No action required.		Good	40+	3.84
							n/a	3	Good	B1.2	

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T67	Semi-Mature Pedunculate Oak Quercus robur	5.5	3	210	2.5 3 2.5	1: Deadwood noted. 2: Appears to be in decline. 3: Growing in hedge.	Monitor.		Poor	10-20	C1 2.52
							Moderate	1	Poor		
T68	Early-Mature Ash Fraxinus excelsior	12	2.5	340	4.5 5 5	1: Symptoms indicative of ash die back noted. 2: Deadwood noted. 3: Slightly sparse crown. 4: Decay cavity noted at 3.5m.	Monitor.		Fair	10-20	C1 4.08
							Moderate	1	Fair		
T69	Early-Mature Ash Fraxinus excelsior	6	3	300	4 3.5	1: Multiple stemmed at 1.7m. 2: Symptoms indicative of ash die back noted. 3: Slightly sparse crown in places.	Monitor.		Fair	10-20	C1 3.60
							Moderate	1	Fair		
T70	Semi-Mature Horse Chestnut Aesculus hippocastanum	8	2	360	4 4.5	1: Stubs present due to past pruning. 2: No major visible defects. 3: Tear wound noted with small decay cavity forming.	No action required.		Good	20-40	B1 4.32
							n/a	3	Fair		
T71	Semi-Mature Wild Cherry Prunus avium	8.5	2	390	3 4 3.5	1: Dense vegetation prevents a detailed inspection. 2: No major visible defects. 3: Canopy touching building.	No action required.		Good	40+	B1 4.68
							n/a	3	Good		
T72	Early-Mature Silver Birch Betula pendula	11	4.5	400	3 3 3	1: Limited access prevents a detailed inspection. 2: No major visible defects.	No action required.		Good	40+	B1 4.80
							n/a	3	Good		

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							Priority	Inspect Freq (yrs)				Structural Condition
G73	Semi-Mature Sycamore Acer pseudoplatanus	av 7.5	av 1	av 250	3 3 each	1: Off site group prevents a detailed inspection. 2: No major visible defects. 3: Minor deadwood noted.	No action required.		Good	40+	B2	3.00
	n/a	3	Good									
T74	Semi-Mature Goat Willow Salix caprea	7	0.2	260	3 3.5 2.5	1: Off site tree prevents a detailed inspection. 2: Twin stemmed at base. 3: No major visible defects. 4: Stubs present due to past pruning.	No action required.		Good	40+	B1	3.12
	n/a	3	Good									
T75	Semi-Mature Ash Fraxinus excelsior	7.5	1.5	270	4 2 4	1: Limited access prevents a detailed inspection. 2: Growing bottom of embankment. 3: Symptoms indicative of ash die back noted. 4: Minor deadwood noted. 5: Sparse crown.	Monitor.		Poor	10-20	C1	3.24
	Moderate	1	Fair									
G76	Semi-Mature Sycamore Acer pseudoplatanus	av 8	av 1.3	av 250	4 4 each	1: Limited access prevents a detailed inspection. 2: No major visible defects. 3: Several trees in group growing other side of stream. 4: Rubbing branches noted.	No action required.		Good	40+	B1.2	3.00
	n/a	3	Good									
G77	Semi-Mature Hawthorn Crataegus monogyna	av 4	2	av 150	2 2 each	1: Off site group prevents a detailed inspection. 2: 2 trees within group. 3: Dense canopy on both trees. 4: No major visible defects.	No action required.		Good	40+	C1	1.80
	n/a	3	Good									
T78	Young Sycamore Acer pseudoplatanus	6	0.3	150	2 2.5 2	1: Multiple stemmed at base. 2: Limited access prevents a detailed inspection. 3: No major visible defects.	No action required.		Good	40+	C1	1.80
	n/a	3	Good									

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					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T79	Early-Mature Goat Willow Salix caprea	7.5	1.5	400	5	5	4	1: Off site tree prevents a detailed inspection. 2: Multiple stemmed at base. 3: No major visible defects. 4: Minor deadwood noted.	No action required.		Good	20-40	4.80
									n/a	3	Fair	B1	
T80	Early-Mature Pedunculate Oak Quercus robur	10.5	1	550	7	7	7	1: Off site tree prevents a detailed inspection. 2: No major visible defects. 3: Epicormic growth on stem. 4: Minor deadwood noted.	No action required.		Good	40+	6.60
									n/a	3	Good	A1.2	
T81	Semi-Mature Goat Willow Salix caprea	8.5	1	300	4	2.5	3.5	1: Limited access prevents a detailed inspection. 2: Multiple stemmed at base. 3: Minor deadwood noted. 4: No major visible defects.	No action required.		Good	20-40	3.60
									n/a	3	Fair	B1	
T82	Early-Mature Goat Willow Salix caprea	2	0.5	350	0.3	0.3	0.3	1: Off site tree prevents a detailed inspection. 2: Has partially collapsed. 3: Has been topped into a standing stump. 4: Poses no significant risk.	No action required.		Very Poor	10-20	4.20
									n/a	3	Very Poor	C1	
G83	Semi-Mature Mixed Species	av 6	av 0.5	av 220	3	3	3 each	1: Off site group prevents a detailed inspection. 2: Sycamore, hawthorn, goat willow, ash and oak mixed group. 3: Several trees growing northern side of stream.	No action required.		Good	40+	2.64
									n/a	3	Good	B1.2	
T84	Early-Mature Pedunculate Oak Quercus robur	9	2	530	5	6	6	1: No major visible defects. 2: Deadwood noted. 3: Tree has good form.	No action required.		Good	40+	6.36
									n/a	3	Good	A1.2	

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T85	Early-Mature Pedunculate Oak Quercus robur	9.5	3	660	5 5 4.5	1: No major visible defects. 2: Deadwood noted. 3: Tree has good form.	No action required.		Good	40+	7.92
							n/a	3	Good	A1.2	
T86	Early-Mature Pedunculate Oak Quercus robur	8	1.5	480	0.5 2 6	1: Shaded by adjacent tree. 2: Asymmetrical crown. 3: Deadwood noted. 4: Decay pocket forming within old pruning wounds with slight audible hollowing when struck with nylon hammer.	Monitor.		Fair	20-40	5.76
							Moderate	1.5	Fair	B1.2	
T87	Semi-Mature Hawthorn Crataegus monogyna	1.9	1.5	80	0.7 0.7 0.7	1: Has been mostly topped at 0.3m with only 1 stem remaining. 2: Poses no significant risk at present.	No action required.		Fair	<10	0.96
							n/a	3	Poor	C1	
T88	Mature Sycamore Acer pseudoplatanus	11	3.5	550	7 6.5 6.5	1: Epicormic growth at base. 2: Deadwood noted. 3: Stubs present due to previous branch failure.	No action required.		Good	40+	6.60
							n/a	3	Good	A1	
T89	Mature Goat Willow Salix caprea	10	2	350	5 5 5	1: Limited access prevents a detailed inspection. 2: No major visible defects. 3: Currently poses no significant risk.	No action required.		Good	20-40	4.20
							n/a	3	Fair	B1	
G90	Semi-Mature Hawthorn Crataegus monogyna	av 4	av 0.5	av 150	av 2.5 2.5 each	1: Forming boundary hedge along footpath. 2: No major visible defects. 3: Minor deadwood noted. 4: Provides good screening. 5: Occasional elder and goat willow.	No action required.		Fair	40+	1.80
							n/a	3	Good	B2	

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G91	Semi-Mature Field Maple Acer campestre	av 7	av 2	av 190	av 3.5 3.5 3.5 each	1: No major visible defects. 2: Low hanging canopy over footpath. 3: Currently poses no significant risk. 4: 2 trees in group.	No action required.		Good	40+	2.28
							n/a	3	Good	B1	
T92	Semi-Mature Wild Cherry Prunus avium	9	3.5	280	3 3 3	1: Dense vegetation prevents a detailed inspection. 2: No major visible defects.	No action required.		Good	40+	3.36
							n/a	3	Good	B1	
G93	Mature Mixed Species	av 13.5	av 2	av 900	av 7 7 each	1: Oak, lime and birch mixed group. 2: No major visible defects. 3: Deadwood noted. 4: Currently poses no significant risk. 5: Low hanging canopy over footpath in places.	No action required.		Good	40+	10.80
							n/a	3	Good	A1.2	
G94	Mature Sycamore Acer pseudoplatanus	av 12	av 2	av 500	av 5 5 each	1: Dense vegetation prevents a detailed inspection. 2: No major visible defects. 3: Deadwood noted. 4: Currently poses no significant risk. 5: Dense ivy present on several trees within group.	No action required.		Good	40+	6.00
							n/a	3	Good	A1.2	
G95	Early-Mature Pedunculate Oak Quercus robur	av 15	av 1.5	av 500	av 7 7 each	1: Predominantly oak with 1 sycamore and a understory of hawthorn and elder. 2: Dense ivy and vegetation prevents a detailed inspection. 3: Minor deadwood noted. 4: Low hanging canopy over road.	Crown raise to 5.5m and deadwood over road.		Good	40+	6.00
							Moderate	1.5	Good	A1.2	
T96	Early-Mature Sycamore Acer pseudoplatanus	12	6	340	4 2 6	1: Off site tree prevents a detailed inspection. 2: Deadwood and hanging branches overhanging road. 3: Tree appears to be in decline. 4: Decay pocket forming in old pruning wound.	Crown clean and monitor.		Fair	<10	4.08
							Moderate	1	Poor	C1	

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					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G97	Mature Lombardy Poplar Populus nigra 'Italica'	av 20	av 2	av 480	3.5	3.5	3.5	1: Off site group prevents a detailed inspection. 2: Deadwood noted.	No action required.		Good	40+	5.76
									n/a	3	Good	A1.2	
T98	Early-Mature Beech Fagus sylvatica	15	3	410	5	7	5	1: Off site tree prevents a detailed inspection. 2: No major visible defects. 3: Low hanging canopy over road. 4: Minor deadwood.	Crown lift to 5.5m over road.		Good	40+	4.92
									Low	3	Good	A1.2	
T99	Dead Tree	4	3	450	1	1	1	1: Dead specimen. 2: Off site tree prevents a detailed inspection. 3: Currently poses no significant risk.	Monitor.		Dead	Dead	5.40
									Moderate	1	Dead	C2	
T100	Early-Mature Beech Fagus sylvatica	14	3	400	6	6	3.5	1: Off site tree prevents a detailed inspection. 2: Significant deadwood noted. 3: Tree appears to be decline.	Deadwood over road and monitor.		Poor	10-20	4.80
									Moderate	1	Fair	C1	
H101	Early-Mature Leyland Cypress x Cupressocyparis leylandii	av 16	1.5	280	2.5	2.5	2.5	1: Off site hedge prevents a detailed inspection. 2: No major visible defects.	No action required.		Good	40+	3.36
									n/a	3	Good	B2	
T102	Dead Tree	9	0	380	1	3.5	1	1: Dead specimen. 2: Off site tree.	Remove.		Dead	Dead	4.56
									High	N/A	Dead	U	

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					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T103	Early-Mature Pedunculate Oak Quercus robur	14	2	480	5	6.5	7	1: Twin stemmed at base. 2: Hanging branch noted. 3: Ivy on stem. 4: Stub present due to previous branch failure. 5: Off site tree prevents a detailed inspection.	No action required.		Good	40+	5.76
									n/a	3	Good	A1.2	
T104	Early-Mature Sycamore Acer pseudoplatanus	8	1	380	5	5	3	1: Off site tree prevents a detailed inspection. 2: Significant deadwood noted. 3: Tree appears to be in decline. 4: Epicormic growth at base.	Deadwood and monitor.		Poor	10-20	4.56
									Moderate	1	Poor	C1.2	
T105	Early-Mature Sycamore Acer pseudoplatanus	8	2	340	4.5	4.5	4.5	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Decay pocket forming in old pruning wound.	Monitor.		Fair	10-20	4.08
									Moderate	1	Fair	B1.2	
T106	Early-Mature Pedunculate Oak Quercus robur	15	5	480	6.5	6.5	4	1: Off site tree prevents a detailed inspection. 2: Gall forming on stem at 1.8m. 3: Minor deadwood noted. 4: Epicormic growth on stem.	No action required.		Good	40+	5.76
									n/a	3	Good	A1.2	
T107	Early-Mature Sycamore Acer pseudoplatanus	11	4	380	5	5	5	1: Off site tree prevents a detailed inspection. 2: Deadwood noted overhanging road. 3: Tree appears to be in decline.	Deadwood over road and monitor.		Fair	10-20	4.56
									Moderate	1	Poor	C2	
G108	Mature Hawthorn Crataegus monogyna	av 8	av 3	av 250	3.5	3.5	3.5	1: Off site group prevents a detailed inspection. 2: Dense ivy on stems.	No action required.		Fair	20-40	3.00
									n/a	3	Good	B2	

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T109	Early-Mature Pedunculate Oak Quercus robur	10	3	520	6 7.5 2.5 3	1: Off site tree prevents a detailed inspection. 2: Epicormic growth on stem. 3: Pruning wounds noted on stem. 4: Low hanging canopy over footpath.	Crown lift to 2.5m over footpath.		Good	40+	6.24
							Moderate	1	Fair	B1.2	
G110	Semi-Mature Mixed Species	av 6.5	av 2	av 200	av 3.5 3.5 3.5 each	1: Off site group prevents a detailed inspection. 2: Low hanging canopy over footpath. 3: No major visible defects. 4: Silver birch and hornbeam mixed group.	Crown lift to 2.5m over footpath.		Good	40+	2.40
							Moderate	1	Good	B1.2	
W111	Semi-Mature Mixed Species	av 8	av 2	av 250	av 3 3 3 each	1: Limited access prevents a detailed inspection. 2: Currently poses no significant. 3: Self set woodland. 4: Silver birch, goat willow, common alder, sycamore and oak mixed woodland, with a understory on hawthorn and elder.	No action required.		Good	40+	3.00
							n/a	3	Good	A1.2	
G112	Young Mixed Species	av 6	av 0.5	av 100	av 2 2 2 each	1: Elder, hawthorn, hazel, sycamore and goat willow mixed group. 2: Dense vegetation prevents a detailed inspection. 3: A young self set group, with more mature specimens towards the groups western edge.	No action required.		Good	40+	1.20
							n/a	3	Good	B2	
G113	Semi-Mature Mixed Species	av 7	av 1	av 150	av 2 2 2 each	1: Self set natural colonisation. 2: Dense vegetation prevents a detailed inspection. 3: Currently poses no significant risk. 4: Goat willow and silver birch mixed group.	No action required.		Good	40+	1.80
							n/a	3	Good	B2	
G114	Semi-Mature Goat Willow Salix caprea	av 8.5	av 1.5	av 120	av 2 2 2 each	1: No major visible defects. 2: Several fallen trees noted, being held up by adjacent trees. 3: Self set natural regeneration.	Make safe partially fallen trees.		Good	40+	1.44
							Moderate	1	Good	B2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T115	Mature Ash Fraxinus excelsior	9	2.5	430	4.5 5 6.5	1: Twin stemmed at base. 2: Deadwood noted overhanging footpath. 3: Symptoms indicative of ash die back noted. 4: Sparse crown.	Monitor.		Poor	<10	5.16
							Moderate	1	Poor	C1	
G116	Early-Mature Pedunculate Oak Quercus robur	av 12	av 2	av 500	av 8 7 8 each	1: No major visible defects. 2: Deadwood noted. 3: Crossing branches. 4: 2 sycamore within group.	No action required.		Good	40+	6.00
							n/a	3	Good	A1.2	
G117	Semi-Mature Crack Willow Salix fragilis	av 8	av 1	av 150	av 2.5 2.5 each	1: Self set natural regeneration. 2: Dense vegetation prevents a detailed inspection. 3: No major visible defects. 4: 1 partially failed tree in group.	Make safe partially failed tree.		Good	40+	1.80
							n/a	3	Good	B2	
T118	Dead Ash Fraxinus excelsior	8	3.5	300	3 3 3	1: Dead specimen. 2: Poses no significant risk at present due to current land use, will require removal should land use change. 3: Surrounding vegetation prevents a detailed inspection.	Monitor.		Dead	Dead	3.60
							Moderate	1	Dead	C1	
G119	Semi-Mature Mixed Species	av 3.5	av 0.2	av 110	av 1.7 1.7 each	1: Hawthorn, oak, cherry and sycamore mixed group. 2: Dense vegetation prevents a detailed inspection. 3: Group growing other side of stream.	No action required.		Good	40+	1.32
							n/a	3	Good	B2	
T120	Mature White Willow Salix alba	12	1	700	7 7 7	1: Dense vegetation prevents a detailed inspection. 2: Splitting branches noted. 3: Multiple stemmed at base. 4: Tear wounds noted due to previous branch failure. 5: Poses no significant risk at present due to current land use.	No action required.		Good	20-40	8.40
							n/a	3	Fair	B1.3	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G121	Mature Crack Willow Salix fragilis	av 11.5	av 4.5	av 530	av 7.5 2 6 each	1: Cracking stem, can see through. 2: Partially collapsed behind held up by adjacent trees. 3: Cavity on stem. 4: Twin stemmed at base.	Turn into standing stump.		Fair	10-20	6.36
							Moderate	1	Very Poor	C1	
T122	Young Hawthorn Crataegus monogyna	5	1	200	2 3 2	1: Young self set specimen. 2: No major visible defects.	No action required.		Good	40+	2.40
							n/a	3	Good	B1	
G123	Early-Mature Mixed Species	av 7	av 2	av 300	av 4 4 each	1: Oak with sycamore, cherry and field maple. 2: Located within field boundary hedgerow. 3: Group has not seen any recent management. 4: Potential wildlife habitat.	No action required.		Good	40+	3.60
							n/a	3	Good	B1.2	
G124	Early-Mature Pedunculate Oak Quercus robur	av 8	av 2	av 450	av 5.5 5 5.5 each	1: 2x trees growing in field boundary hedgerow. 2: Minor dieback within crown of western most tree. 3: Potential wildlife habitat.	Monitor condition.		Fair	20-40	5.40
							n/a	3	Good	B2	
G125	Early-Mature Pedunculate Oak Quercus robur	av 10	av 2	av 600	av 7 6 7 each	1: Approximately seven trees growing within field boundary hedgerow. 2: Not pruned to any extent. 3: Potential wildlife habitat. 4: Following course of drainage ditch.	No action required.		Good	40+	7.20
							n/a	3	Good	A2	
T126	Early-Mature Ash Fraxinus excelsior	10	3	350	6 5 5	1: Located within field boundary hedgerow and adjacent to drainage ditch. 2: Not pruned to any extent. 3: Possibly infected with ash dieback. 4: Does not present an elevated risk at present due to current land use.	Monitor condition.		Fair	10-20	4.20
							Low	3	Good	C1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					W	N	E		Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T127	Semi-Mature Sycamore Acer pseudoplatanus	6	1	220	3	2	2	1: Natural colonisation within field boundary hedgerow. 2: Trifurcated stem. 3: Contributing to boundary hedgerow.	No action required.		Good	20-40	2.64
									n/a	3	Fair	C1	
G128	Early-Mature Pedunculate Oak Quercus robur	av 7	av 2.5	av 350	4	4	5	1: 2x trees growing within field boundary hedgerow. 2: Potential wildlife habitat. 3: Not pruned to any extent. 4: Growing within field drainage ditch.	No action required.		Good	40+	4.20
									n/a	3	Good	B1.2	
G129	Early-Mature Pedunculate Oak Quercus robur	av 14	av 2.5	av 650	6	7	6	1: 3x trees growing within field boundary hedgerow and drainage ditch. 2: Potential wildlife habitat. 3: Not pruned to any extent. 4: Could be pruned back/crown lifted if required.	No action required.		Good	40+	7.80
									n/a	3	Good	A1.2	
H130	Early-Mature Mixed Species	av 3	3	150	1.5	1.5	1.5	1: Planted hawthorn hedgerow with hazel and sycamore. 2: Potential wildlife habitat. 3: Has been previously pruned/flailed.	No action required.		Good	40+	1.80
									n/a	3	Fair	B2	
T131	Early-Mature Ash Fraxinus excelsior	8	2.5	440	6	5	7	1: Growing within field boundary hedgerow and drainage ditch. 2: Maturing epicormic growth. 3: Not pruned to any extent. 4: Possibly infected with ash dieback.	Monitor condition.		Fair	10-20	5.28
									Low	3	Fair	C1	
T132	Early-Mature Pedunculate Oak Quercus robur	10	3	600	4	7	8	1: Growing within field boundary hedgerow and drainage ditch. 2: Potential wildlife habitat. 3: Not pruned to any extent.	No action required.		Good	40+	7.20
									n/a	3	Good	A1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T133	Early-Mature Sycamore Acer pseudoplatanus	7	2.5	320	3 3 3.5	1: Growing within field boundary hedgerow and drainage ditch. 2: Pruned in the past to remove low hanging lateral branches and exhibiting good closure. 3: Slight thinning of the canopy.	Monitor condition.		Fair	20-40	3.84
							Low	3	Good	B1	
T134	Young Pedunculate Oak Quercus robur	3	1	80	1 1 1	1: Natural colonisation growing adjacent to drainage ditch.	No action required.		Good	40+	0.96
							n/a	3	Good	C1	
T135	Early-Mature Hawthorn Crataegus monogyna	3	0.5	140	0.5 1 1	1: Broken sections of field boundary hedgerow. 2: Ivy clad stems. 3: Acceptable condition at present.	No action required.		Good	40+	1.68
							n/a	3	Fair	C1	
T136	Early-Mature Sycamore Acer pseudoplatanus	15	3	610	6 6 6	1: Multiple stems arising from ground level. 2: Ivy clad stems prevented a detailed inspection. 3: Not pruned to any extent.	Sever ivy.		Good	20-40	7.32
							Low	3	Fair	B2	
T137	Semi-Mature Pedunculate Oak Quercus robur	4	1	160	2 2 2	1: Natural colonisation adjacent to footpath. 2: Minor pruning to north canopy.	No action required.		Good	40+	1.92
							n/a	3	Good	B1	
G138	Early-Mature Mixed Species	av 14	av 4	av 400	av 5 5 each	1: Western extent of dense broadleaf copse woodland. 2: Predominantly sycamore, hawthorn, apple, goat willow and oak. 3: Good species mix and age structure with diverse under and ground layer. 4: Wider woodland would benefit from silvicultural management.	No action required.		Good	40+	4.80
							n/a	3	Fair	A2	

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)				Structural Condition
G139	Early-Mature Sycamore Acer pseudoplatanus	av 16	av 5	av 550	av 6 6 7 each	1: Approximately seven trees located adjacent to an offsite ancillary building. 2: Canopies to south overhang ancillary structure. 3: Trees appear to have been historically topped now exhibiting maturing regrowth. 4: Tree central to group has decaying central leader with only lateral live growth.	Monitor condition.		Good	20-40	B2	6.60
	Moderate	1	Fair									
G140	Early-Mature Hawthorn Crataegus monogyna	av 5	av 2	av 150	av 2 2 3 each	1: Hedgerow which has been allowed to grow on. 2: Group contains small diameter deadwood. 3: Natural colonisation of cherry, elder and sycamore within hedgerow. 4: Potential wildlife habitat.	No action required.		Good	20-40	B2	1.80
	n/a	3	Fair									
T141	Mature Crack Willow Salix fragilis	12	1.5	910	12 10 8 12	1: Multiple stems arising from ground level. 2: Two codominant stems exhibiting torsional splits. one stem has failed. 3: Several split/broken lateral and sub lateral branches. 4: Acceptable condition at present due to current land use. consider reduction/pollarding if adjacent land use changes.	Monitor condition.		Good	10-20	C1	10.92
	Moderate	1	Poor									
G142	Early-Mature Hawthorn Crataegus monogyna	av 12	av 1	av 350	av 4 3 each	1: Originally field boundary hedgerow. now with additional planting of cherry and spruce. 2: Provides dense screening. 3: Not pruned to any extent. 4: Potential wildlife habitat.	No action required.		Good	40+	B2	4.20
	n/a	3	Fair									
G143	Early-Mature Pedunculate Oak Quercus robur	av 16	av 3	av 800	av 7 7 8 each	1: Hawthorn field boundary hedgerow beneath. 2: Small wooded copse to eastern side. trees become more mature to the western side of the group. 3: Not pruned to any extent. 4: Potential wildlife habitat.	No action required.		Good	40+	A1.2	9.60
	n/a	3	Good									
T144	Early-Mature Pedunculate Oak Quercus robur	12	3	600	6 6 5	1: Growing within field boundary hedgerow and drainage ditch. 2: Not pruned to any extent. 3: Potential wildlife habitat.	No action required.		Good	40+	A1	7.20
	n/a	3	Good									

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W S E	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T145	Early-Mature Pedunculate Oak Quercus robur	10	2.5	430	5 5 5	1: Symmetrical crown. 2: Not pruned to any extent. 3: Potential wildlife habitat.	No action required.		Good	40+	5.16
							n/a	3	Good	A1	
G146	Early-Mature Pedunculate Oak Quercus robur	av 13	av 4	av 890	av 8 10 each	1: Originally old hawthorn field boundary hedgerow. 2: Now consisting of unmanaged broken hawthorn hedgerow with maturing oaks evenly spaced at approximately 6m spacing. 3: No evidence of recent management or ad-hoc pruning. 4: Would recommend 10 m minimum buffer to west if site was developed.	No action required.		Good	40+	10.68
							n/a	3	Good	A1	
G147	Early-Mature Pedunculate Oak Quercus robur	av 13	av 4	av 890	av 8 10 each	1: Originally old hawthorn field boundary hedgerow. 2: Now consisting of unmanaged broken hawthorn hedgerow with maturing oaks. 3: Has been previously pruned away from footpath.	No action required.		Good	40+	10.68
							n/a	3	Good	A1	
T148	Dead Tree	8	3.5	300	3 3 3	1: Dead specimen. 2: Poses no significant risk at present due to current land use, will require removal should land use change. 3: Surrounding vegetation prevents a detailed inspection.	Monitor.		Dead	Dead	3.60
							Moderate	1	Dead	C1	

Appendix 2 - Tree Schedule Definition of Terms

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

Appendix 3 – Tree Retention Category

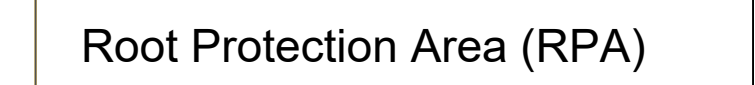
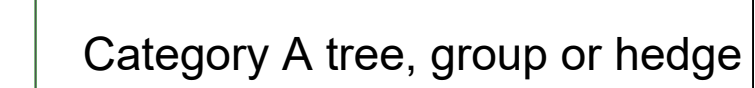
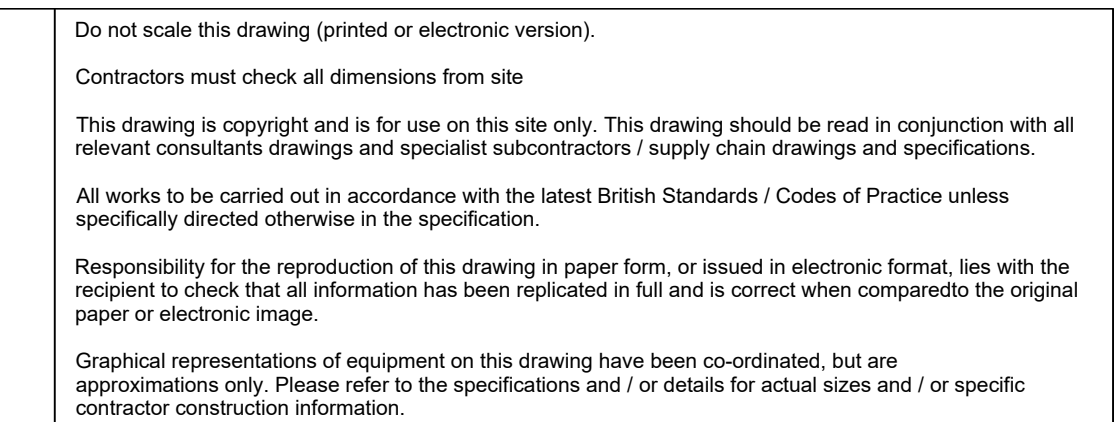
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice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

Appendix 4 - Site Plans

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

- Tree Constraints Plan
- Parameters Masterplan

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



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Dwg No:	Revision:
UG_1554_ARB_TCP_01	02

Accommodation Schedule

Site Area (excl. Sandy Lane/Chapel Lane/Old Upton Lane Improvements): 14.11 ha
Undeveloped Land: 5.26 ha
Development Parcels: 8.85 ha
Number of Homes: 350 homes
Gross Density: 25 homes/ha
Net Density: 40 homes/ha

Homes on rural interface not exceeding 25 homes/hectare to create soft incremental transition.

Potential future link to adjoining allocated land

Key

- Site Boundary
- Existing Trees
- Existing Hedgerows
- Existing Wetlands & Watercourses
- Indicative Attenuation Basins
- Green Infrastructure
- Development Parcels
- Public Right of Way
- Footpath
- Footpath/Cycleway
- Avenue
- Streets/Lanes
- Shared Drives
- Feature Buildings
- Vehicle gateways/
Pedestrian gateways

e*SCAPE 10 years
urbanists 2009-2019

Project Title
Chapel Lane, Widnes

e*SCAPE Job No.
022-009

Client
Taylor Wimpey North West

Drawing Number
022-009-P004

Revision
REV F

Drawing Title
Parameters Masterplan

Scale
1:2,500 @ A3

Date
December '22



0m 20m 40m 60m 80m 100m
Scale 1:2,500 (@A3)

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