

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

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Agenda Item No. 7

meeting date: THURSDAY, 6 SEPTEMBER 2018  
title: TREE PRESERVATION ORDER 7/19/3/210 THE LAND OFF CHATBURN OLD ROAD  
submitted by: JOHN HEAP – DIRECTOR OF COMMUNITY SERVICES  
principal author: ALEX SHUTT – COUNTRYSIDE OFFICER

### 1 PURPOSE

1.1 For Committee to consider objections to The Land off Chatburn Old Road, Chatburn Tree Preservation Order 2018 and to decide whether the order should be confirmed.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To protect and enhance the existing environmental quality of our area.
- Corporate Priorities – To comply with the adopted core strategy – Environment [Policy DME1: Protecting Trees and Woodlands & DME2: Landscape and Townscape Protection
- Other Considerations – None.

### 2 BACKGROUND

2.1 Following concerns from local residents a site visit was carried out on 15 November 2018 at Chatburn Old Road, Chatburn regarding the retention and protection of two mature native trees situated on land at the rear of their properties which is owned by Mr Ronald Jackson.

2.2 On the 11 June 2015 planning consent was given for the erection of 10 dwellings at a site called Land off Chatburn Old Road Chatburn, 3/2015/0618. Included in the decision notice under Condition 8 required a Tree Protection Scheme to be submitted for the approval of the LPA. The trees in question were identified to be retained and protected throughout the development as it was felt they were an important part of the proposed development although they were not within the actual development site.

2.3 It is considered that the prominence of the Beech and Lime trees are a material consideration as well as the important views “into and out of” and the setting of Chatburn Conservation Area and as a screen for the development. On the basis of the results of an Amenity Evaluation Rating for a Tree preservation Order (see attached) the applicant was also advised that the local authority would consider it expedient to make a preservation order.

2.4 There are two mature trees in the garden of High Beech House which are also of High Amenity Value. The landowner was approached and offered the choice by the council of protecting the trees under the same TPO but Mrs Greyson declined the offer as they are

not under any threat of being felled or subject to potential tree resentment issue. The council can vary the order if there is a change in circumstances.

- 2.5 The Land off Chatburn Old Road, Chatburn Tree Preservation Order 2018, was served on the 5 April 2018. No objections were received within the 28 day period, however the landowner claimed the TPO was served to the wrong address. The council does not consider the TPO was incorrectly served on the landowner to the address recorded by HM Land Registry and we noted this information has not changed. However given the circumstances the council was prepared to allow the landowner a further 28 days to respond to the Ribble Valley Borough Council. A letter of objection was received from Ken Linford on behalf of the landowner (see attached).
- 2.6 The parcel of land the trees are situated on is also currently subject to an Application for Permission in Principle for up to 9 units 3/2018/0582.

### 3 ISSUES

- 3.1 The trees are considered to be of visual amenity value to the locality and to the wider tree-scape but also forms part of a screen for the new development. It is of concern to the council that the trees could be felled or severely reduced to maximise potential views or create more space to be developed.
- 3.2 A Local Planning Authority may make a TPO if it appears expedient in the interests of amenity, it may also be expedient to make a TPO if the LPA believe that there is a risk of tree[s] being cut down or pruned in ways which would have a significant impact on the amenity of the area but it is not necessary for the risk to be immediate.
- 3.3 A tree preservation order protects trees from unauthorised lopping, topping and felling but does not preclude tree work being carried, including felling, however except for emergencies, for which there are exemptions a tree work application is required for tree management work.
- 3.4 Tree work to protected trees that are considered to be dead and/or dangerous can, under exemptions, be carried out to reduce or remove immediate risk however a five day notice is normally required. If a tree has to be felled or pruned in an emergency the onus is on the landowner to prove that on the balance of probabilities that the tree was dangerous. Dead wood pruning does not require formal consent.
- 3.5 Any tree management decisions about any of the trees included in the preservation order should be based on a detailed arboricultural/quantified tree risk assessment carried out by a qualified and public indemnity insured arborist. This ensures that any tree management decisions are based on objective and accurate arboricultural information.

### 4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:
- Resources – Dealing with tree related issues form part of the Countryside Officers duties.

- Technical, Environmental and Legal – decisions made about trees have to balance protection of the environment against quantifiable risks posed by trees.
- Political – None.
- Reputation – The Council’s environmental protection measures are being maintained.
- Equality & Diversity – None.

5 CONCLUSION

5.1 The tree survey and amenity evaluations have indicated the trees are of high amenity value, although they are growing on land outside the development they have the potential to cause future tree resentment issues and therefore a TPO is justified to enable the council to control future management and replacement if applicable.

5.2 The council consider it expedient in the interests of amenity to serve a TPO. This does not preclude a planning application being submitted or determined and in instances where a planning permission is granted and where the details indicate which trees are to be removed as part of the detailed consent, the planning permission supersedes a TPO and the loss can be mitigated.

6. **RECOMMENDED THAT COMMITTEE**

6.1 Confirm the Land off Chatburn Old Road, Chatburn Tree Preservation Order 2018.

ALEX SHUTT  
COUNTRYSIDE OFFICER

JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

Copy of letter of request for TPO

Copy of letter of objection

Copy of letter of objection response

Copy of Amenity Evaluation forms

Copy of Tree Report

For further information please ask for Alex Shutt, extension 4505.

F	G
3 - APR 2018	
FOR THE ATTENTION OF	

CHATBURN.

LAWCS, B1374AB.

28TH MARCH 2018.

Dear Mrs Hewitt

It has been over four months since my neighbour Stella and myself requested a TPO for two trees on the edge of a building site owned by Mr Jackson. The trees are - old - one a beech and the other a lime. One of the new houses would have a much better view of Puddle Hill if they were removed, hence our wish to protect them. They are on land owned by Mr Jackson who is also the house developer so he could remove them any time and there would be nothing we could do. He has already removed a valuable, very ancient hedge and many trees, so to protect two trees would be small consolation for all we have lost.

Please could you give this request your consideration.

Yours Faithfully .

# STATEMENT OF OBJECTIONS RELATING TO THE MAKING OF A TREE PRESRVATION ORDER TITLED

## *THE LAND OFF CHATBURN OLD ROAD, CHATBURN TREE PRESERVATION ORDER 2018.*

1. We are instructed by our client, Mr Ronald Jackson of JJ Builders Ltd to present his objections to the application of a TPO to two trees on his land off Chatburn Old Road and adjacent but outside of a housing development in the process of completion.
2. As the Original documentation was incorrectly directed to Mr Jackson, the Council have kindly extended to the period for objections to be received to 15<sup>th</sup> May 2018 after which the council will be able to consider if and how they may wish to confirm or adjust the TPO.
3. The client arranged to have all the trees on his land at Chatburn Old Road surveyed and reported in in 2014 as part of the process of the development application. The two trees refered to in the TPO, a beech and a Lime were highly rated in the survey work and the decision was made to retain the trees as a screen for the development and to enhance the views from the village of Chatburn
4. The beech is a mature well-proportioned tree some 22m high and with a significant canopy spread, some light squirrel damage and light deadwood and branch cross attachments that one would expect from a tree at that stage of development.
5. The lime is a healthy tree in need of crown cleaning to remove epicormics growth to encourage the development of a fuller crown. The tree is however suppressed by the beech and while it makes a contribution to the local amenity it will always suffer from its larger neighbour.
6. Construction work on Mr Jackson's development has never placed the two trees under threat and the necessity of changes in soil profiles on the development avoided any encroachment and over soiling of the root plates of the lime and beech. Such action could cause damage in the longer term.
7. Tree Preservation Orders are only applied by councils where there are good reasons and the trees are deemed to be under threat.
8. The large and well canopied sycamore located in the large rear garden of High Beech House has not been included within the order despite it appearing to be of a very high quality and being visibly significant to the village scene. This is either an omission by the Council or lead us to the conclusion that the proposed order assumes that the beech and lime are under threat.
9. The Regulation 5 Notice makes specific mention that the reason for the TPO relates to the **High Amenity Value** of the trees and makes no reference to the trees being under threat.
10. We would propose that the TPO is either not confirmed and reviewed at another time if required, or that the order is reformed and includes all local trees in the high amenity category.

*Acting for Mr R Jackson*

Ken Linford

Consulting Arborist

Tree Check Ltd

252 Leyland Lane,

Leyland,

Lancs

# RIBBLE VALLEY BOROUGH COUNCIL

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please ask for: ALEX SHUTT  
direct line: 01200 414505  
e-mail: alex.shutt@ribblevalley.gov.uk  
my ref: AS  
your ref:  
date: 12 July 2018

Council Offices  
Church Walk  
CLITHEROE  
Lancashire BB7 2RA

Switchboard: 01200 425111  
Fax: 01200 414487  
www.ribblevalley.gov.uk

Dear Mr Jackson

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) (ENGLAND)  
REGULATIONS 2012  
TREE PRESERVATION ORDER THE LAND OFF CHATBURN ROAD, CHATBURN  
TREE PRESERVATION ORDER 2018

I write with reference to the email submitted by Ken Linford dated 15 June 2018. We are in the process of considering the representations/objections you have raised and we will contact you again in due course with our findings. However at this juncture it is likely that the representations/objections you have raised will be put before the Planning and Development Committee for consideration. You may wish to make representation at Committee and therefore you will be advised with the date in advance.

In the meantime if you have any further questions please do not hesitate to contact me.

Yours sincerely

ALEX SHUTT  
COUNTRYSIDE OFFICER

Mr Ronald Jackson  
PO Box 9422  
Sleaford  
Lincolnshire  
NG34 4DB

# Amenity Evaluation Rating for CA/TPO

<b>Conservation Area</b> No- Fringe of Chatburn  <b>TREE SPECIES:</b> Lime  <b>ADDRESS:</b> Land off Chatburn Old Road, Chatburn.  <b>AMENITY VALUE RATING:</b>  <b>REASON FOR TPO:</b>	<b>SITE VISIT DATE:</b>  <b>EFFECTIVE DATE:</b>  <b>TPO DESIGNATION:</b>    <b>SURVEYED BY:</b> Alex Shutt
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		SCORE		SCORE
<b>1</b>	<b>Size</b>		<b>6</b>	<b>Suitability to area</b>
1	Very small up to 5m		1	Just suitable
2	Small 5-10m		2	Fairly suitable
3	Small 10-15m		3	Very suitable
4	Medium 15-20m		4	Particularly suitable
5	Medium 20-25m			
6	Large 25-30m			
7	Very large 30m +			
<b>2</b>	<b>Life expectancy</b>		<b>7</b>	<b>Future amenity value</b>
1	5-15 years		0	Potential already recognised
2	15-40 years		1	Some potential
3	40-100 years		2	Medium potential
4	100 years +		3	High potential
<b>3</b>	<b>Form</b>		<b>8</b>	<b>Tree influence (current or future)</b>
-1	Tress which are of poor form		-2	Highly significant
0	Trees of not very good form		-1	Significant
1	Tress of average form		0	Slight
2	Trees of good form		1	Insignificant
3	Trees of especially good form			
<b>4</b>	<b>Visibility</b>		<b>9</b>	<b>Added factors</b>
1	Trees only seen with difficulty or by a very small number of people		If more than one factor relevant maximum score can still only be 2	
2	Back garden trees, or trees slightly blocked by other features		1	Screening unpleasant view
3	Prominent tress in well frequented places		1	Relevant to the Local Plan
			1	Historical Association
			1	Considerably good for wildlife
			1	Veteran tree status
<b>5</b>	<b>Other trees in the area</b>		<b>10</b>	<b>Rating</b>
0	Wooded surroundings			
1	Many			
2	Some			
3	Few			
4	None			

**ADD EACH FACTOR TOGETHER 1+2+3+4+5+6+7+8+9 = Rating**  
 (The suitable benchmark rating for inclusion within a TPO is 15)

# Amenity Evaluation Rating for CA/TPO

<b>Conservation Area</b> No- Fringe of Chatburn  <b>TREE SPECIES:</b> Beech  <b>ADDRESS:</b>    <b>AMENITY VALUE RATING:</b> 22  <b>REASON FOR TPO:</b> POTENTIAL THREAT FROM DEVELOPER AND TREE RESENTMENT ISSUES	<b>SITE VISIT DATE:</b> 4 April 2018  <b>EFFECTIVE DATE:</b> 5 April 2018  <b>TPO DESIGNATION:</b>    <b>SURVEYED BY:</b> Alex Shutt
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<b>1</b>	<b>Size</b>	<b>SCORE</b>	<b>6</b>	<b>Suitability to area</b>	<b>SCORE</b>
1	Very small up to 5m		1	Just suitable	
2	Small 5-10m		2	Fairly suitable	
3	Small 10-15m		3	Very suitable	Y
4	Medium 15-20m		4	Particularly suitable	
5	Medium 20-25m	Y			
6	Large 25-30m				
7	Very large 30m +				
<b>2</b>	<b>Life expectancy</b>		<b>7</b>	<b>Future amenity value</b>	
1	5-15 years		0	Potential already recognised	
2	15-40 years		1	Some potential	
3	40-100 years	Y	2	Medium potential	Y
4	100 years +		3	High potential	
<b>3</b>	<b>Form</b>		<b>8</b>	<b>Tree influence (current or future)</b>	
-1	Tress which are of poor form		-2	Highly significant	
0	Trees of not very good form		-1	Significant	
1	Tress of average form		0	Slight	
2	Trees of good form	Y	1	Insignificant	Y
3	Trees of especially good form				
<b>4</b>	<b>Visibility</b>		<b>9</b>	<b>Added factors</b>	
1	Trees only seen with difficulty or by a very small number of people		If more than one factor relevant maximum score can still only be 2		
2	Back garden trees, or trees slightly blocked by other features		1	Screening unpleasant view	Y
3	Prominent tress in well frequented places	Y	1	Relevant to the Local Plan	
			1	Historical Association	
			1	Considerably good for wildlife	
			1	Veteran tree status	
<b>5</b>	<b>Other trees in the area</b>		<b>10</b>	<b>Rating</b>	22
0	Wooded surroundings				
1	Many				
2	Some	Y			
3	Few				
4	None				

**ADD EACH FACTOR TOGETHER 1+2+3+4+5+6+7+8+9 = Rating**  
 (The suitable benchmark rating for inclusion within a TPO is 15)



320140618P

# **ARBORICULTURAL DEVELOPMENT REPORT**

**TREES LOCATED AT OLD RD CHATBURN, CLITHEROE**

**FOR**

**Mr R JACKSON (via GARY HEORTY ASSOCIATES)**

**June 2014**

**TREE CHECK LTD  
252 LEYLAND LANE  
LEYLAND  
LANCS  
PR5 3HL**

**TEL: 01772 621435**

**CLIENT:** Mr R Jackson (via Gary Heorty Associates)

**SITE:** Old Rd Chatburn, Clitheroe

### **SUMMARY**

The report concentrates on the Hedge and Tree retention and care issues arising from proposals to develop residential housing on land off Chatburn Old Road, Chatburn. The standards of assessment on trees in relation ship to development has changed since 2010 and this is reflected in the format of the report

The trees on site were initially surveyed in September 2010 and the report used as part of the planning proposals at that time. The site layout now under consideration has required a complete review of the trees and the existing hedgeline along Old Rd.

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 Design, Demolition and Construction. The tree schedule comments on tree quality via the BS rating system and the report identifies in conjunction with the proposed plans where tree loss and retention is proposed.

The report identifies where required, the ways that 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 and as a condition of the Planning Permission.

The trees surveyed meet the size requirements for consideration and have been graded A, B, C and U under the British standard rating refered to in BS 5837 (2012).

### **REPORT REMIT AND SUPPLIED DATA.**

The purpose of the survey was to report on the implications for continued existing 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. We are not aware if the trees have been covered by any Protection Legislation.

The Survey and report should be seen within the context of the wider planning process. Other specialisms including highways advice and ecological data may also inform a final constraints plan.

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 especially where further method statements or site contractor supervision work is conditioned.

## **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 tree care 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 to the level of £2,000,000.

## **TREE SURVEY CONDITIONS**

A site visits were carried in 2010 and again in June 2014

Conditions in 2014 were dry and clear. The trees were in full leaf. 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 further tree protection measures beyond that already known have been enacted by the Local Authority.
2. The site area of 2.35 hectares is bordered by Bold Venture Quarry to the West, Chatburn Old Road to the North and residential housing to the South and East at Crowtrees Brow.. The past history of the site suggests that the eastern half of the ground has been a surface worked quarry. A quarry top is evident and undulating spoil piles dominate the lower ground to the East nearer the village. Young and early mature trees have grown in the spoil. Hawthorn predominates with young Ash as the next most prolific species
3. The tag numbered trees are the more mature and significant examples located within the site and on the Chatburn Old Road boundary.
4. The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

## **ARBORICULTURAL FEATURES AND COMMENTS.**

1. The attached schedule lists the trees located in proximity to the proposed development. The significant trees have been tag marked on site and these numbers are cross referred to the schedule and plan. Whips and shrubs are not commented upon except where they form a significant screening group.
2. The dominant species on the site are self seeded hawthorn with an average height of 4-6m. These trees are mature in height and offer little in terms of amenity value if retained within a development. There is also a scatter of early mature and mature ash together with a number of mature ash, lime, elm, beech and field maple some of which make a significant contribution to the landscape and would soften and enhance a residential development.

## TREE CONSTRAINTS PLAN AND SCHEDULE

As attached.

## REMOVAL AND RETENTION PROPOSALS AND COMPENSATORY PLANTING

1. The hedge line running from the ash T18 east to the start of a wall line and acting as the Old Road boundary has been assessed as a screening group with the species number and girth diameters listed to inform the current state of the hedge and the prospect for management in the future

SPECIES	Total No.	Laid meterage	Coppice regrowth	Dia <50mm	Dia 50-100mm	Dia 100-150mm	Dia 150-300mm	Dia >300mm
Elm	14				2	8	3	1
Hawthorn	35	4m		20	8	3		
Field Maple	1				12			1
Ash	28			4		7	2	3
Hazel	1		1		8		3	
Holly	19		1	3	1	4	2	
Sycamore	12					9		
	110							

- The hedge is 100m long and is probably over 150 years old given the species spread. The hawthorn in the hedge was laid 30-50 years ago but has become suppressed by the other species especially sycamore, elm, ash and holly which now dominate.
- The overall height of the ash and sycamore is 7-10m. If left the trees in the hedge line and on the other side of Old Road will dominate the access road and darken both the road and the proposed gardens beyond
- The ash and elm species have a limited predictable future life cycle because of the effects of elm bark beetle and the potential effect of Chalara Fraxinea (Ash dieback)
- Discussion with a hedge laying contractor suggests that laying of most of the trees will be possible and once more light has been made available infill planting of other native hedge species will bring the hedgeline back to a maintainable state within 7 years
- Given this treatment we would propose a linear root protection zone for the hedge of 3m. Services within Chatburn Old Road road up to the point where they will divert into the site will need to take account of the need for protection of the hedge root range.
- Hedge laying will need to take place from November to March and incorporate compensatory planting to augment the existing hawthorn.
- The closest distance of the proposed properties to the hedge will be 6m. The proposed laid hedge once regrown will need to be maintained at 2-4m to suit the owners. Allowing selected single trees to grow on is optional but would darken gardens given the woodland already existing on the eastern side of Chatburn Old Rd.



*Current condition of the Chatburn Old Rd hedgeline*

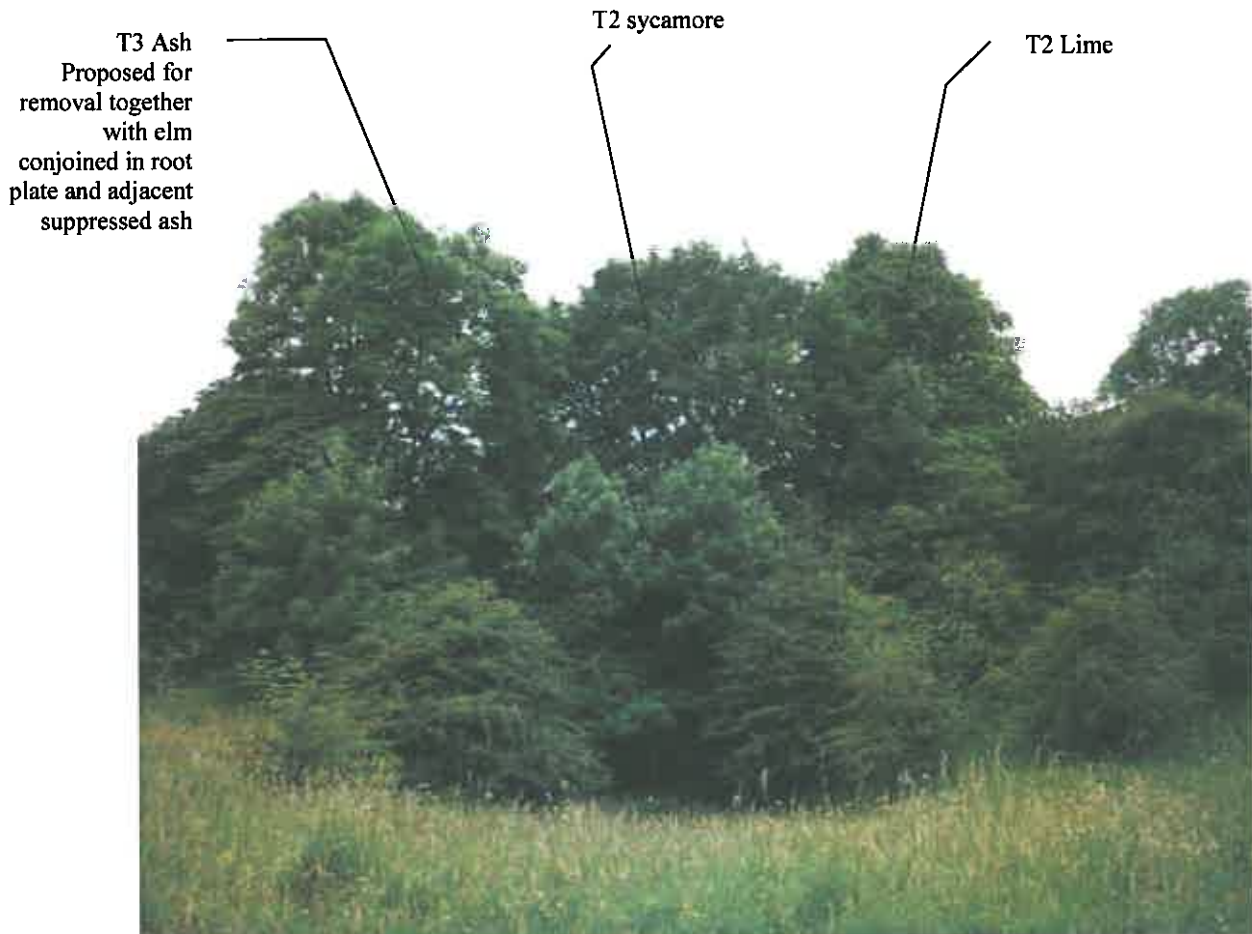
2. A very defined screening line of early mature trees are located behind the properties on Crowtrees Brow and on the southern slope of the site. This has been detailed on the topo plan and on the constraints plan as Tree Group A and form very useful visual screen between the Development and the properties on Crowtrees Brow.

SPECIES	Total No.	Average Height
Elm	1	5m
Hawthorn	22	4m
Ash	7	6m
Beech	1	7m
	31	

The photo shows the view of the trees in TG1 from the rear fenceline of the Crowtrees Brow Properties



3. The construction of the property on plot 6 will require the loss of an ash and a subsidiary elm and suppressed ash. While T3 has a high rating on the BS scale both T2 and T3 will remain as a significant canopy profile providing scale to Plot 7 to the north and the other properties in the foreground



## SERVICES

We are advised that service lines into the site will be within the roadways or access from the east but will not cross Root protection areas or require tree removal.

## **TREE PROTECTION DURING CONSTRUCTION WORK**

The builder will adhere to the following code of practice and a full Method Statement for Tree Protection can on request be prepared prior to contract commencement.

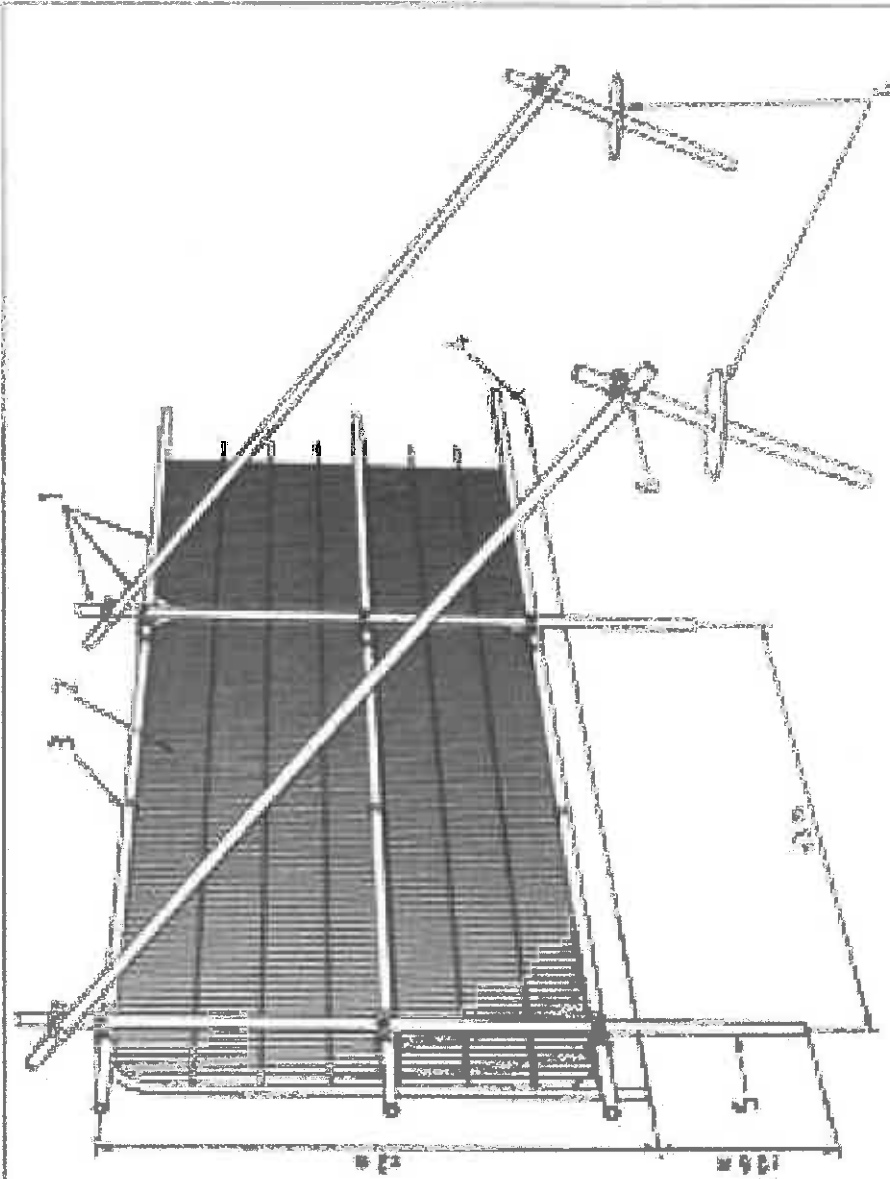
1. A plan will be prepared to indicate the location of the Root protection area and the location of protection in Hares fencing mounted on fixed scaffold posts to ensure that the protection area is not breached or used for material storage. This will meet with the requirements of BS 5837 (2012)
2. Arboricultural supervision of the Tree protection programme can be arranged if required by the LPA. A small building team well briefed on the protection requirements should be able to carry out the work without close supervision.
3. Full tree root zone protection fencing should be implemented after the initial tree works listed on the schedule and before any Profiling, cutting filling or groundwork and foundation work commence. This will include all retained trees and hedges and Tree Groups referred to on the schedule.
4. No storage of materials or mixing of concrete shall take place within the root protection areas or any runoff permitted into the protected root zone areas.
5. The tree protection fencing will remain in place until the construction work has been completed.

Ken Linford  
Consulting Arborist

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Figure 2 Default specification for protective barrier



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panel
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



**TREE CONDITION REPORT  
ON TREES LOCATED AT OLD ROAD, CHATBURN**

DATE: 21.6.14 WEATHER CONDITIONS: DRY AND CLEAR. INSPECTOR CODE: KL

Ref No	SPECIES	HGT	DBH (mm)	CANOPY SPREAD	CANOPY CLEARANCE metres	AGE CLASS	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	SULE	RPA Radius (m) and m <sup>2</sup>	BS 5837 RATING 2012
1	Ash	15	350	5	6	M/EM	Good, exposed root plate, rooted into spill and rock	G	Remove to facilitate development	25	4.2 55m <sup>2</sup>	B/C
2	Lime	18	3x275	5	3	M	Good, epicormic growth, triple stem, rooted into quarry top	G	Canopy lift to clear 4m	30	5.7 102m <sup>2</sup>	B1
3	Sycamore	14	3x300 2x400	7	3	M	Good, multistem, rooted into quarry top and face	G	Canopy lift to clear 4m	30	9.2 270m <sup>2</sup>	B1
4	Ash	15	350	5	3	M	Good, on top of quarry edge, twin stemmed. Rootplate conjoined with small elm and suppressing 12m ash with canopies conjoined.	G	Remove the tree group to facilitate plot 6 development	30	4.2 55m <sup>2</sup>	B1
990	Ash	10	350	7e	3	M	Fair, leaning horizontally from Rock face	F	Retain within garden of Plot 6	20	4 50m <sup>2</sup>	C2
5	Ash	14	500	7	4	M	Good, Set in a dell below the quarry top	G	Retain	30	6 113m <sup>2</sup>	C2
6	Ash	14	400	5	3	M	Fair, cankered stem, growing into rock quarry top	G	Consider retention if development allows	30	4.8 72m <sup>2</sup>	C2
7	Beech	23	1180	9	3	LM	Good, slight deadwood, past limb failure. Provides good screen for housing on boundary	G/F	Retain	30	13	A/B1
8	Lime	21	730	7	2	M	Good, epicormic growth	G	Crown clean, retain	30	9	A1
18	Ash	24	980	10		LM	Past branch failure, existing deadwood extending over LT cable Codominant stems at 3m, basal regrowth.	F	Remove deadwood and canopy reduce away from LT cable. Remove deadwood and deadwood stubs. Carry out aerial safety inspection.	10	12 452m <sup>2</sup>	B/C1
19	Field maple	12	450	8	4	LM	Fair, leader die back, likely central decay. Retention would require pruning to balance limb to north	F	Fell or prune back to balance to facilitate plot 7 development	10	5.4 92m <sup>2</sup>	CU
961	Field maple	12	350	5	4	M	Fair, ivy invested, located within hedge line	F/G	Retains part of hedge line	15	4.2 55m <sup>2</sup>	C2

# CONSTRAINTS PLAN



Figure 1 The design and construction process and tree care

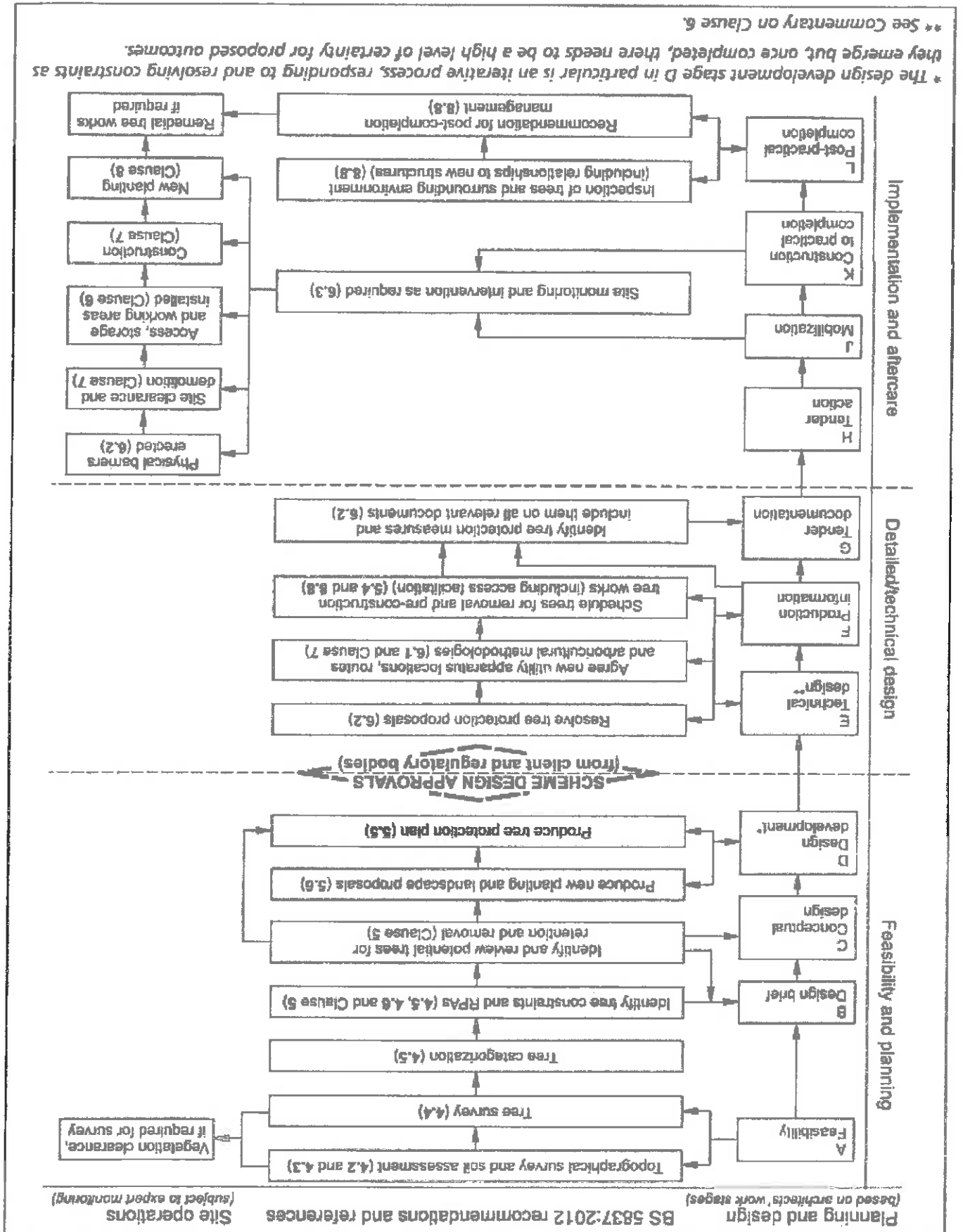
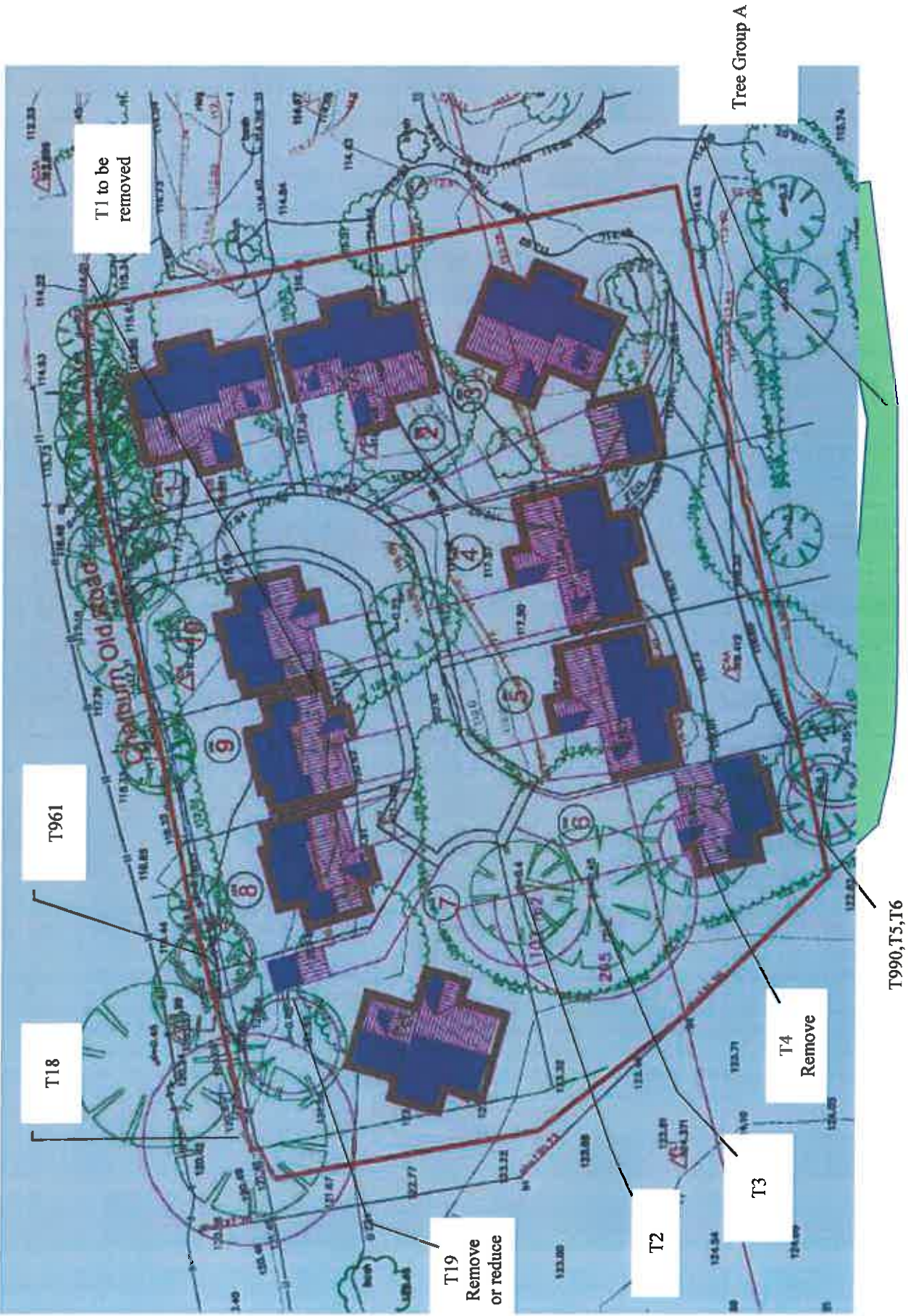


Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
<b>Trees unsuitable for retention (see Note)</b>		
<b>Category U</b> 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	<ul style="list-style-type: none"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
<b>1 Mainly arboricultural qualities</b>		
<b>2 Mainly landscape qualities</b>		
<b>3 Mainly cultural values, including conservation</b>		
<b>Trees to be considered for retention</b>		
<b>Category A</b> 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
<b>Category B</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
<b>Category C</b> 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 with material conservation or other cultural value
		Trees with no material conservation or other cultural value
		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

**PROPOSED DEVELOPMENT PRINT SHOWING TREES TO BE RETAINED AND REMOVED.**



Tree Group A