

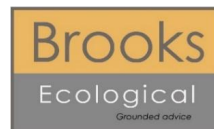


Tree Survey

**Land West of Challenge Way,
Hanging Heaton.**

Report reference: AR-4880-01
November 2020

Report Title:	Tree Survey Land West of Challenge Way, Hanging Heaton.
Report Reference:	AR-4880-01
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Summary Statement

The Site slopes gently to the North East and is bordered by the Challenge Way on the East and dwellings to the South West, a fuel station is located to the Southern tip. The site is mainly laid to grass with various areas of dense bramble, hawthorn and elder. A shelter belt of trees runs alongside the Challenge Way, on a small banking bordering and overhanging the Eastern boundary.

The tree survey revealed a total of three individual trees and seven groups of trees. Of these, one group of trees were identified as retention category 'B' and nine trees/groups were identified as retention category 'C'. There were no retention category 'A' or 'U' trees identified. They were found to be in fair condition, with no recommendations for further works.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-4880-01.

Introduction

Purpose of the report

1. This report has been commissioned to provide professional independent, detailed arboricultural advice on all relevant trees present at land west of Challenge Way, Hanging Heaton.
2. This report has been undertaken in accordance with BS 5837:2012 Trees in relation to construction – Recommendations.
3. The client has provided a topographical plan.
4. All findings and recommendations are based on visual observations conducted from ground level during the Site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
5. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.

Legal implications of work to trees

6. Due to the potentially large penalties for illegally carrying out work to protected trees, it is recommended that a check with the local planning authority is carried out prior to any tree works being undertaken and any required consents such as for work to trees with Tree Preservation Orders and/or Conservation Areas are obtained before work to trees on site. Additionally, work to trees at certain times of the year may contravene sections of the Wildlife and Countryside Act regarding nesting and roosting of protected species.
7. Every tree owner has a general duty of care to ensure their tree(s) does not pose an unacceptable risk to other people on or adjacent to their land. The landowner will only be liable for injury or damage caused by trees if they are found to be negligent.

8. There is no legal obligation for a tree owner to cut back growth from a neighbouring property. However, under Common law of tort of nuisance, an affected neighbour has the right to cut back roots or branches that encroach onto a neighbouring property back to the boundary of the land owned by the person abating the nuisance without the neighbour's consent (with the exception of TPO's or CA's). The person abating the nuisance has a duty to exercise reasonable care in carrying out work as a failure to do so may lead to liability in negligence (for example where removal of roots makes a tree unstable).

Site description

9. The Site slopes gently to the North East and is bordered by the Challenge Way on the East and dwellings to the South West, a fuel station is located to the Southern tip. The site is mainly laid to grass with various areas of dense bramble, hawthorn and elder. A shelter belt of trees runs alongside the Challenge Way, on a small banking bordering and overhanging the Eastern boundary.



Site red line boundary

Survey conditions

10. The trees were surveyed in cool, overcast conditions on Monday 16th November 2020.

Tree data abbreviations and survey methodology

T	Tree	GL	Ground level
G	Tree group	MS	Multi-stemmed
H	Hedge	AFP	Access facilitation pruning
OSB	Outside Site boundary	Ave	Average dimension
#/est	Estimated dimension	Typ	Typical dimension
N	North	E	South
S	South	W	West
Min	Minimum	Lwr	Lower
adj	Adjacent	Ht	Height

11. The trees were assessed visually from ground level. Where access to a tree is restricted this is noted in the schedule.
12. The tree reference numbers refer to the attached Tree Constraints Plan (TCP) references. The trees were not tagged for this survey.
13. The tree species is listed by common name in the schedules, with a key to scientific names below:

Common name	Botanical name	Common name	Botanical name
Alder (common)	<i>Alnus glutinosa</i>	Goat willow	<i>Salix caprea</i>
Alder (grey)	<i>Alnus incana</i>	Hawthorn	<i>Crataegus monogyna</i>
Apple	<i>Malus domestica</i>	Hazel	<i>Corylus avellana</i>

Aspen	Populus tremula	Holly	Ilex aquifolium
Ash	Fraxinus excelsior	Hornbeam	Carpinus betulus
Beech	Fagus sylvatica	Larch	Larix decidua
Birch (silver)	Betula pendula	Lime (common)	Tilia x europaea
Birch (downy)	Betula pubescens	Lime (small-leaved)	Tilia cordata
Chestnut (sweet)	Castanea sativa	Maple (field)	Acer campestre
Chestnut (horse)	Aesculus hippocastanum	Maple (Norway)	Acer platanoides
Cherry (wild)	Prunus avium	Poplar (black)	Populus nigra
Cherry (bird)	Prunus padus	Oak (sessile)	Quercus petraea
Cherry (Japanese)	Prunus serrulata	Oak (pendunculate)	Quercus robur
Leyland Cypress	X Cupressocyparis leylandii	Rowan/mountain ash	Sorbus aucuparia
Elm (English)	Ulmus procera	Sycamore	Acer pseudoplatanus
Elm (wych)	Ulmus glabra	Weeping willow	Salix chrysocoma
		Whitebeam (Swedish)	Sorbus intermedia

14. Measurement of the existing height above ground level of the first significant branch and the direction of growth and the height of the canopy. This informs ground clearance, crown/stem ratio and shading.
15. The stem/trunk diameter is measured with a diameter tape at 1.5m from ground level around the stem for single stem trees and for multi-stemmed trees and other variants in accordance with Annex C of the British Standard. Where access restricts measurement of the tree, an estimate has been made, denoted by '#'.
16. Canopy spread is measured with an electronic distometer. The close-spacing of some of the trees impeded measurements of canopy spread and height and estimates were made.
17. The age of the tree is based on the typical longevity of the particular tree species. The age classes are: young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) and veteran (V).
18. The physiological condition of the tree is an assessment of its likely health, vigour and stress. The classes for physiological condition are: good, fair, poor and dead.
19. Structural condition includes tree form, visible defects, irregularities and influencing factors.

20. Preliminary management recommendations note work (with prior approval where necessary) to promote the health and longevity of the tree and/or improve safety and/or increase habitat potential.
21. The life expectancy (life exp.) is the estimated remaining contribution in years, (<10, 10+, 20+, 40+).
22. The retention category (ret cat) for each tree is assessed in accordance with BS 5837: 2012 Table 1, summarised as below:

Category A	Trees of high quality with an estimated remaining life expectancy (ERC) of at least 40 years. Green canopy outline on plan.
Category B	Trees of moderate quality with an estimated ERC of at least 20 years. Blue canopy outline on plan.
Category C	Trees of low quality with an ERC of at least 10 years, OR young trees with a stem diameter below 150mm. Grey canopy outline on plan.
Category U	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees unsuitable for retention. Dark red canopy outline on plan.

23. Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'mainly arboricultural value'

Sub-category 2 trees are those with 'mainly landscape value'

Sub-category 3 trees are those with 'mainly cultural or conservation value'.

24. The root protection area (RPA) in m² is for layout purposed and indicates the 'minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil

structure is treated as a priority'. The RPA is calculated in accordance with BS 5837: 2012 Annex D. Where Site features are likely to have distorted the typical RPA, a polygon of the same area is estimated on plan to reflect a more realistic shape, in accordance with the British standard.

Tree data

25. The following schedule contains the tree data obtained on site:

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G1	Cypress	EM	>8	2	# 90-200	# N 3.5 E 3.5 S 3.5 W 3.5	F	Up to 30 trees, single and multi-stemmed forming a hedge/shelter belt on neighbouring property. Located on a small bank to the South East of the site, some within domestic garden. Form typical of species. No major visible defects.	No action required	20+	C1
T2	Elder	M	7	2.5	# 4 X 180	# N 4 E 4 S 4 W 4	F	Multi stemmed at ground level, form typical of species. Surveyed at a distance due to difficulty of access.	No action required	20+	C1
T3	Hawthorn	EM	9	0	# 7 x 100	N 3 E 3 S 3 W 3	F	Multi stemmed at ground level with a balanced canopy. Covered in dense ivy, birds nest noted within canopy. Typical of species. Limited inspection due to low hanging canopy.	No action required	20+	C1
T4	Sycamore	Y	7	2	100 80	N 2.8 E 2.8 S 2.8 W 2.8	F	Twin stemmed at 1M with a balanced canopy. Slightly kinked stem, self-righting. Located within dense bramble. Large bark wound to North.	No action required	20+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G5	Mixed	Y-M	To 14	0+	To 300	See plan	Good	Woodland group located outside of site red line boundary. Broadleaf deciduous mix contains hazel, Norway maple, oak, hawthorn, rowan, birch, ash, cherry, field maple, common osier, apple and alder. Limited inspection. Good buffer between site and adjacent road B6128.	No action required	20+	B2
G6	Mixed	Y-EM	To 6	0+	To 100	See plan	Fair	Overgrown scrappy boundary group. Contains hawthorn, elder and bramble. Limited inspection.	No action required	10+	C2
G7	Mixed	Y-EM	To 6	0+	To 100	See plan	Fair	Overgrown scrappy boundary group. Contains hawthorn, elder and bramble. Limited inspection.	No action required	10+	C2
G8	Mixed	Y-EM	To 6	0+	To 100	See plan	Fair	Overgrown scrappy boundary group. Contains hawthorn, elder and bramble. Limited inspection.	No action required	10+	C2
G9	Mixed	Y-EM	To 6	0+	To 100	See plan	Fair	Overgrown scrappy boundary group. Contains hawthorn, elder and bramble. Limited inspection.	No action required	10+	C2
G10	Mixed	Y-EM	To 6	0+	To 100	See plan	Fair	Overgrown scrappy boundary group. Contains elder and bramble. Limited inspection.	No action required	10+	C2

Findings

Tree descriptions and recommendations

28. The tree survey revealed a total of three individual trees and seven groups of trees. Of these, one group of trees were identified as retention category 'B' and nine trees/groups were identified as retention category 'C'. There were no retention category 'A' or 'U' trees identified.
29. They were found to be in fair condition, with no recommendations for further works.
30. Those trees which overhang the public footpaths or public highways, shall require future maintenance to maintain clearance heights for vehicular or pedestrian traffic. These heights should be 5.6m above a road and 2.5m above a footpath.



Figure 1

Looking south at G5.



Figure 2

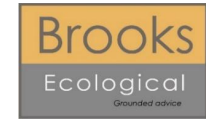
Looking at T3.



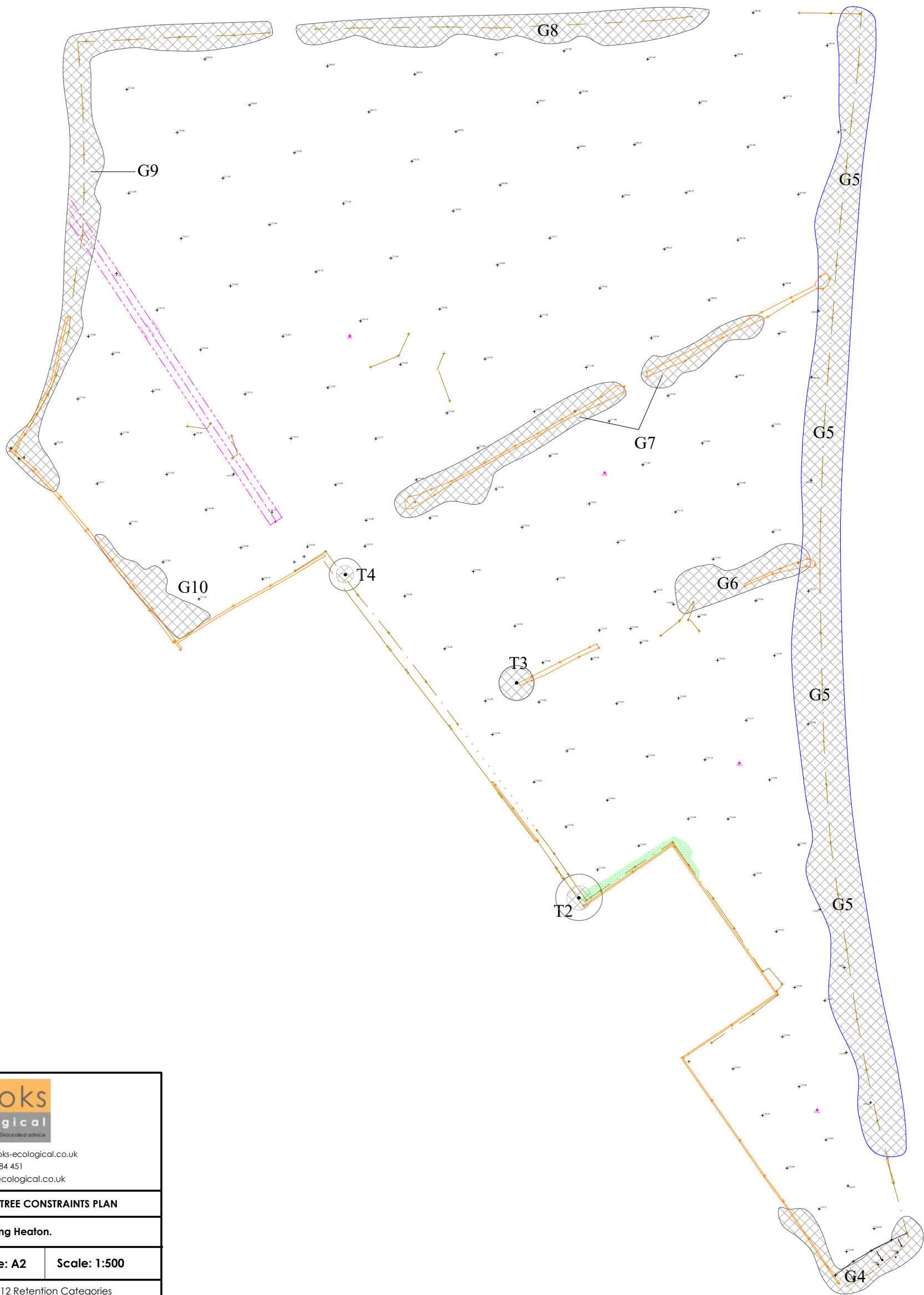
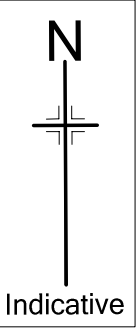
Figure 3

Looking at T4.

Land West of Challenge Way,
Hanging Heaton.



DR-4880-01 Tree Constraints Plan



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DR-4880-01 TREE CONSTRAINTS PLAN

Site: Hanging Heaton.

Paper Size: A2 Scale: 1:500

BS 5837: 2012 Retention Categories

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	ROOT PROTECTION AREA
	TREE STEM

Please note:
The plan is for guidance only
and should not be scaled from.

The original of this drawing was produced
in colour - a monochrome copy should not be
relied upon.

