Arboriculture Summary for Pre-App

Tyler Grange

Froghall Road, Cheadle

16th July 2021

TG Report No. 14001_R02_JJ_HB

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Section 1: Introduction and Brief

1.1. A BS5837 Tree Quality Survey has been undertaken by Tyler Grange Group Ltd (TG) on behalf of Bloor Homes to inform the emerging residential development proposals at Froghall Road, Staffordshire (hereafter referred to as 'the site').

1.2. This report sets out the baseline findings to inform the pre-application discussions and design steer ahead of completing an Arboricultural Impact Assessment (AIA) which will be prepared as part of the final planning submission following scheme fix.

1.3. The site is located to the east of Froghall Road, measuring approximately 8.7 hectares and comprises improved neutral grassland, broad-leaved semi-natural trees, defunct hedgerow, hedgerow with trees and tall ruderal vegetation.

1.4. This report has been guided by the recommendations set out within the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter BS5837). A full BS5837 tree quality survey of the site was undertaken in June 2021.

Section 2: Baseline Information

Site Description and Baseline Summary

2.1. The site is located adjacent to the east of Froghall Road (A521), which runs due north from the town centre of Cheadle, Staffordshire. The site is largely surrounded by farmland, with residential development to the south and south-west. The site itself comprises grazed, improved neutral grassland, with scattered trees and hedgerow along much of the site boundaries, with some internal defunct hedgerow running roughly east-west through the centre of site.

2.2. The principle arboricultural features on site are the stand of four large, mature broad-leaved trees running east-west through the centre of site (T3 – T6) with species comprising ash *Fraxinus excelsior,* English oak *Quercus robur* and sycamore *Acer pseudoplatanus.*

2.3. The site boundary comprises a mix of scattered young to early mature broad-leaved tree cover of largely low to moderate value and condition, including stands of scattered ornamental planting to the south west aligning the adjoining residential boundaries. The remaining surveyed vegetation relates to network of roadside and field boundary hedgerows. Hedges largely comprise predominantly hawthorn *Crataegus monogyna,* with occasional blackthorn *Prunus spinosa* and elder *Sambucus nigra*. Existing management is largely unsympathetic, with extensive flailing along the field edges and the emergence of several gaps.

2.4. Hedgerows H1 and H2 are located along the south-eastern site boundary and comprises ash, alder *Alnus glutinosa,* blackthorn, elder, ivy *Hedera helix* and sycamore. The hedgerows measure 3 metres in height, 1 metre in width and approximately 230 metres in length, making it the largest hedgerow on site. Hedgerow H3 is located along the north-eastern site boundary and is set back slightly and used for screening purposes; species contained within H3 are hawthorn and elder. The hedgerow measures 1.5 metres in height, 75cm wide and approximately 120 metres in length and has been moderately flailed. Hedgerow H4 runs centrally through the site. Hedgerow H5, located along the north-western site boundary, bordering Froghall Road, comprises ash, blackthorn, dog rose *Rosa canina,* hawthorn, hazel *Corylus avellana* and sycamore. Although flailed in places, hedgerow H5 measures around 2.5 metres in height, 1 metre wide and approximately 190 metres in length. Hedgerows H6, H7 and H8 are located along the south and south-western site boundaries, bordering the gardens of the residential plots beyond the site. These comprise mixed management with species including hazel, cherry laurel *Prunus laurocerasus,* and privet *Ligustrum ovalifolium.*

Tree Survey Summary

2.5. The survey was completed in accordance with BS5837 and the methodology as detailed at Appendix 1 to the rear of this report. In accordance with the above recommendations, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (dbh).

2.6. Measured topographical survey data was used to inform the locations and surrounding context of the sites individual and groups of trees. Any trees not included within the topographical survey have been approximated using measurements taken during the tree survey and further informed by aerial photography.

2.7. A total of 15no. individual trees (T1 – T15), 2no. tree groups (G1 – G2) and 8no hedgerows (H1 – H8) were identified during the tree survey of the site.

2.8. The survey findings are illustrated on the Tree Constraints Plan ('TCP' 14001/P02) located at the rear of this report. The TCP shows the distribution of the trees surveyed together with details of their constraints to new development in accordance with BS5837, including:

- Tree Quality Gradings;[1]
- Root Protection Areas (RPA's);[2]
- Tree canopy spreads;[3]
- Tree Shading.[4]

2.9. Findings for each of the tree groups surveyed are detailed in the Tree Survey Schedule (see Appendix 4). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.

Tree Grading Summary

2.10. The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (see Appendix 3) recommended by the BS5837. Grading subcategories (1, 2 and 3) are intended to reflect the arboricultural, landscape and cultural values, respectively. The grading system allows informed decisions to be made concerning the design and impact of potential development in relation to the arboricultural value of the trees surveyed.

2.11. Surveyed trees are a mix of Low Value (Category C), Moderate Value / Quality (Category B) and High Value / Quality (Category A) trees.

2.12. Category A trees signify those that provide moderate arboricultural quality and value to the site and have been considered as important to retain within the scheme where possible in design. Category A trees are denoted by a 'Green' tree canopy outline as illustrated on the TCP.

2.13. Category B trees signify those that provide moderate arboricultural quality and value to the site. Such grading may be assigned to trees which are downgraded from Category A owing to reduced vigour or future contribution, possibly trees with a less favourable rooting context or those in need of remedial works. Category B trees are denoted by a 'Blue' tree canopy outline as illustrated on the TCP. This level of classification is also often assigned to trees which attract a higher collective rating than they might as individuals, particularly in terms of their visual appearance where contributing to a cohesive group of trees.

1 The value of arboricultural features surveyed in accordance with the methodology set-out in Appendix 3.

2 A layout design tool indicating 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. See further explanation at Appendix 3.

3 Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

4 Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.

2.14. Category C trees are trees represent trees of low arboricultural quality and value. Category C trees are denoted by a Grey tree canopy outline as illustrated on the TCP.

Planning Policy

2.15. The site falls within the administrative remit of Staffordshire Moorlands District Council. A summary of the local planning policy context relating to arboricultural matters is provided at Appendix 2 to the rear of this report.

2.16. In summary, local policy objectives seek to safeguard and enhance green infrastructure (including trees and woodlands) on and local to development sites through the protection of existing features and / or the provision of new vegetation and green linkages.

Tree Preservation Orders (TPOs) and Conservation Area

2.17. No trees within the site are covered by a Tree Preservation Order.

2.18. The site does not lie within a Conservation Area.

Ancient Woodlands

2.19. As shown on the magic.gov.uk website, no trees within influence of the site are identified as Ancient Woodland.

Review of the Current Layout Proposals

2.20. A copy of the current development parameters is included at Appendix 5 to the rear of this report. A review of the current proposals against the TCP information confirms that the central Category A trees will be retained. The layout provides green linkages and development offsets in relation to the mature tree cover, enabling the retention of all Category B tree cover.

2.21. The current proposed access point will traverse H5, and may require the removal of T9 (Category C Ash) subject to the final design and impacts, but currently the layout (whilst shown indicatively) denotes that T9 will be retained north of the proposed western boundary access. Other pedestrian connections within the site will look to utilise existing hedgerow breaks where possible.

2.22. Given the limited quantum of vegetation loss, and the site-wide planting being presented within the layout (comprising new internal street trees, green corridors, boundary planting and new areas of north eastern boundary orchard planting and open green space), the level of new planting is expected to increase the canopy area and quality of tree cover on-site, reinforcing the site boundaries, and enhancing the long-term amenity potential of the site's tree stock.

2.23. Given the scope to retain and enhance the canopy cover on-site (by virtue of the opportunities to re-stock hedgerows and deliver new green infrastructure across the development) the proposals are considered acceptable in arboricultural terms at this stage and demonstrate conformity with local planning policy aspirations pertinent to trees and green infrastructure, although if there are any comments arising from the pre-application process regarding arboricultural impacts and / or mitigation these can be factored into the emerging scheme proposals ahead of submission.

Next Steps

2.24. An Arboricultural Impact Assessment (AIA) will be prepared as part of the final planning submission following scheme fix. This will include a full commentary of any arboricultural conflicts, removal works or pruning requirements that may be needed in order to implement the outline layout. The AIA will review any final mitigation measures to inform the overall planning balance from an arboricultural perspective.

Appendix 1: Methodology, Constraints, Mapping and Limitations

Field Work

A1.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).

A1.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.

A1.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

A1.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

A1.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

A1.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.

A1.7. The measured canopy shapes have been plotted on the Tree Constraints Plan (TCP) at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.

A1.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

A1.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

A1.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

A1.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

A1.12. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

A1.13. The value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 3). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values respectively.

Root Protection Areas

A1.14. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A1.15. Plotted RPAs serve as a layout design tool indicating 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.

A1.16. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);

b) topography and drainage;

c) the soil type and structure; and

d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A1.17. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A1.18. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 4 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

A1.19. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.

A1.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

A1.21. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A1.22. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A1.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A1.24. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A1.25. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Appendix 2: Arboricultural Planning Policy

A2.1 Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Arboricultural planning policy that relates to the site is set out by policy at a National and Local level.

National Planning Policy

A2.2 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 15 'Conservation and Enhancing the Natural Environment'.

A2.3 Paragraph 170 provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "protecting and enhancing valued landscapes" and "recognising the intrinsic character and beauty of the countryside". The value of ecosystem services is also noted, including the "economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".

A2.4 Paragraph 170 also recognises the consideration for "minimising impacts on and providing net gains for biodiversity". This includes the need to establish cohesive ecological networks that are "more resilient to current and future pressures".

A2.5 Paragraph 171 addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure" adding that plans should be made for the "enhancement of natural capital at the catchment or landscape scale across local authority boundaries".

A2.6 Paragraph 174 includes ways in which biodiversity should be protected and enhanced, such as plans that "identify, map and safeguard components of local wildlife-rich habitats', as well as "wildlife corridors and stepping stones that connect them".

A2.7 Paragraph 175 highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".

A2.8 Paragraph 175 also adds that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists".

A2.9 At a national level, the consideration for trees is recognised in the context of their contribution green infrastructure and biodiversity networks, and also in terms of their contribution in landscape terms to the local setting and character to a place. Great weight is also applied to the importance of conserving existing aged trees, including ancient woodland and trees and trees considered to be 'veterans'.

Local Planning Policy

Staffordshire Moorlands Local Plan

A2.10 The Staffordshire Moorlands Local Plan is a District wide development plan which replaces the Staffordshire Moorlands Core Strategy, Biddulph Area Action Plan (AAP) and previous Local Plan to provide a framework for delivering development for the period 2014 to 2033. The Local Plan was adopted on 9th September 2020.

A2.11 Policy NE 2: Trees, Woodland and Hedgerows states that *"The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by:*

- *Requiring that existing woodlands, healthy trees and hedgerows be retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss;*

- *Requiring new developments to provide tree cover that secures a good level of sustainability through tree retention, planting and soft landscaping, including where possible the on-site replacement of any trees that are removed with sufficient tree planting to replace or increase the canopy cover on-site as appropriate. Landscaping schemes will also be required to mitigate against negative landscape impact and complement the design of new development and make provision for future maintenance. Where it is not possible to secure this new or replacement tree planting within the site, the Council will work with applicants to ascertain if a suitable site(s) can be found off-site for replacement planting in the locality;*

- *Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.*

A2.12 The policy adds that *"The Council will refer to its adopted Tree Strategy in the consideration of proposals; and will in general seek to retain as many trees and as much hedgerow on site as possible".*

A2.13 Policy C 3: Green Infrastructure states that *"The Council will, through partnership working with local communities, organisations, landowners and developers, develop an integrated network of high quality and multi-functional green infrastructure that will:*

a) Support and improve the provision of open space, sport and recreational facilities for local communities and enhance the settings of neighbourhoods;

b) Link existing and potential sites of nature conservation value and historic landscape features, create new wildlife habitats, increase biodiversity, and increase tree cover where it is appropriate to the landscape;

c) Enhance the natural, man-made and cultural features that are crucial to the local landscape and create opportunities for the restoration of degraded landscapes and the enhancement of the urban fringe;

d) Mitigate the negative effects of climate change and maximise potential climate change benefits including effective flood risk and waterways management;

e) Create appropriate access for a wide range of users to enjoy the countryside, including improved linkages to and provision of formal and informal recreation opportunities and accessible woodland areas, encouraging walking, cycling and horse riding;

f) Contribute to the diversification of the local economy and tourist development through the enhancement of existing, and provision of new facilities".

Appendix 3: Cascade Chart for Tree Quality Assessment

Appendix 3: Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN

TREES TO BE CONSIDERED FOR RETENTION				
Category B *Trees of moderate quality with an estimated remaining life expectancy of at least 20 years*	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID 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 150mm*	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 4: Tree Survey Schedule

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	S	E	W								
T1	Ash	10m	1000	7	7	7	5	5.00	Mature	Good	Good	**B.1**	South eastern boundary mature Ash. Ivy clad stem, historic pruning wounds. Minor dieback in canopy - monitor for furture decline owing to Ash Dieback. Understory is H1 roadside hedgerow. Hard surface to south of stem, field margin to the north.	**12.0**	452
T2	Scots pine	7m	300	3.00	3.00	3.00	3.00	3.00	Early Mature	Good	Fair to Good	**C.1**	Encroached by hawthorn on its south side. North east lean by c.20%. North side of the tree has pruning damage and some snapped limbs largely owing to unsympathetic agricultural management along the field boundary.	**3.6**	41
T3	Ash	9m	280	6.00	5.00	6.00	6.00	3.00	Early Mature	Fair to Good	Fair to good	**B.1**	Mature ash with rounded canopy form and a slight lean. Minor dieback and dead wood present in canopy.	**3.4**	35
T4	English Oak	13m	1230	7.00	6.00	8.00	7.00	4m East	Fully Mature	Good	Good	**A.1**	Some Hazard Beams in the canopy, dieback in the crown and historic pruning wounds. Typical structural deadwood for an oak of this age. Understory is H4. Burrow present underneath the tree to the north.	**14.8**	684
T5	Sycamore	12m	1000	6.00	7.00	8.00	7.00	5 south east	Mature	Good	Good	**A.1**	Forked at 4 meters at a union with some discolouration - monitor for future decline. Historic pruning wounds and crown lifted over fieldside. Epicormic growth making up part of the understory.	**12.0**	452
T6	Sycamore	12m	1000	6.00	7.00	8.00	7.00	3 south	Mature	Good	Good	**A.1**	Well rounded crown, good vigour, field to the north and south. Evidence of historic pruning. No signs of significant deadwood or die back in the crown.	**12.0**	452
T7	Ash	8m	700	6.00	6.00	7.00	6.00	4 North East	Early Mature	Good	Fair to Good	**B.3**	Possible lightning damage north west canopy hazard beam. Dead wood throughout the canopy. Located beyond site boundary.	**8.4**	222
T8	English Oak	10m	1000	6.00	7.00	8.00	6.00	5 East	Mature	Good	Good	**B.1**	Stag headed Oak with a dence ivy clad stem, canopy dead wood and die back throughout crown, typical for a an oak of its age. Possible of being upgraded to CAT A with enhanced management.	**12.0**	452
T9	Ash	13m	300, 500,400	5.00	9.00	6.00	6.00	3 south	Early Mature	Fair to poor	poor	**C.1**	Fork from the base, obvious die back with a thinning crown. Limited future potential, hard surfaced road to the west, leaders failed to the east.	**8.5**	226
T10	Spruce	9m	280	4.00	3.00	3.50	3.50	4 North	Early Mature	Fair	Fair	**C.1**	Offsite planting, minor dead and lean to site side.	**3.4**	35
T11	Cherry	7m	280	3.50	3.00	3.00	3.50	3 South	Mature	Good	Good	**C.1**	Offsite mature cherry tree with adjoining privet. Mower and strimmer damage likely at the base of the stem. Round form and good vigour.	**3.4**	35

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	S	E	W								
T12	Cypress	8m	200	2.50	2.50	2.50	2.50	5.00	Early Mature	Fair	Poor	**C.1**	Offsite Early mature cypress with 'lolly-pop' form owing to signigicant crown lifting. 1.5 meters west to site boundary.	**2.4**	18
T13	Birch	8m	200	3.00	3.00	3.00	4.00	2.00	Early Mature	Fail	Fair	**C.1**	Self seeded birch with a lean to the north and south boundary. Conflict with powerlines to the south.	**2.4**	18
T14	Birch	9m	300	6.00	3.00	4.00	4.00	5 south east	Mature	Fair	Fair	**C.1**	Offsite Birch with a lean to the south, conflict with power lines. Good form to the tree.	**3.6**	41
T15	Ash	7m	250	2.50	3.00	3.00	2.00	2 East	Mature	Fair	Fair	**C.1**	Offsite beyond southern boundary. Heavy dieback in the crown.	**3.0**	28
H1	Hawthorn, Elder Flower, Cotoneaster	2m	75	/	/	/	/	0.00	Early Mature	Fair to Good	Good	**C.2**	Field boundary staggered planting with hard surface to the road side on the south and field to the south, hedge is broken in place and is in need of maintaining. Can be replanted in places to join up with H2.	**0.9m**	3
H2	Hawthorn, Elder, Alder, Blackthorn, Ash, Ivy, Sycamore	2m	75 - 100	/	/	/	/	0.00	Early Mature	Fair to Good	Good	**C.2**	Double staggered planting, flail cut and surrounded by a grassy margin. Hard standing to the south. There is a gate entrance into site within H2. Some areas are missing planting, could be used for access or replanted to complete the hedge.	**0.9 - 1.2**	5
H3	Hawthorn, Elder	2m	75 -100	/	/	/	/	0.00	Early Mature	Fair to Good	Fair to Good	**C.2**	North East Boundary to field side. Set back and used for screening purposes surrounded by grassy margins. Gate separates one part of H3 between parts of the hedge.	**0.9 - 1.2**	5
H4	Elder, Sycamore, Hawthorn, Blackthorn.	2m	100	/	/	/	/	0.00	Early Mature	Fair to Good	Fair to Good	**C.2**	Scrubby margin in places where the hedge has been removed. Previously flailed. Gaps in the hedge that could be used for site access. Replanting of the hedge is recommended for amenity value as well as for its habitat value.	**1.2**	5
H5	Hazel, Ivy, Hawthorn, Sycamore, Dog Rose.	2m	75 - 100	/	/	/	/	0.00	Early Mature	Good	Fair to Good	**C.2**	Flailed road side hedge scrubby undergrowth with significant damage and weak points in places, Access to field from road side possible areas for creation of an access point also in the weakest part of the hedge.	**0.9 - 1.2**	5
H6	Blackthorn, Dogrose, Holly,	1.8	75 - 100	/	/	/	/	0.00	Young	Fair	Fair	**C.2**	Clipped residential hedgerow, scrub understory.	**0.9 - 1.2**	5

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	S	E	W								
H7	Honey suckle, Hazel, Cherry laurel, Privite.	1.5	75 - 100	/	/	/	/	0.00	Young to Early mature	Good	Fair to Good	**C.2**	Mixed Hedge/ residential planting. Mixed management with field side scrub to base growth to the west.	**0.9 - 1.2**	5
H8	Privet, lilac, Holly, Elder, Hawthorn.	1.5	75	/	/	/	/	0.00	Young to Early mature	Good	Fair	**C.1**	Southern boundary stand of residential / ornamental planting. Gaps in the plot boundary, little maintence to the hedge along site-side.	**0.9m**	3
G1	Norway Maple 'Crimson King', Hawthorn	6.0	250	/	/	/	2.00	0.00	Early Mature to Mature	Good	Good	**B.2**	Trees on private property, over reaching H3 onto site. Good vigour and health.	**3.0**	28
G2	Hazel, Hawthorn, Elder	5.0	75	/	/	/	/	0.00	Early Mature	Good	Fair to Good	**C.2**	Overgrown Hedge stand. Flail cut to site side. Hedge forming screening to site side.	**0.9m**	3

Appendix 5: Proposed Layout

Key

- Site Boundary
- Existing Trees
- Existing Hedgerows
- Proposed Hedgerows
- Green & Blue Infrastructure
- Residential Development Parcels (Self/ Custom Build)
- Gateways (Primary & Secondary)
- Primary Footpath/ Cycleways
- Landmarks/Focal Points
- Avenue
- Street
- Lane
- Shared Drive
- Squares/Mews (Square)
- Proposed Trees (Indicative Locations)

Parcel 1a
1.36 hectares
48 homes
@
35 homes/ha

Parcel 1b
0.35 hectares
12 homes
@
35 homes/ha

Parcel 2a
(Self/Custom Build)
0.26 hectres
10 homes
@
40 homes/ha

Parcel 2b
0.76 hectres
30 homes
@
40 homes/ha

Parcel 2c
1.46 hectres
80 homes
@
55 homes/ha

Parcel 2d
0.80 hectres
28 homes
@
35 homes/ha

Parcel 3
0.56 hectres
20 homes
@
35 homes/ha

Broad Haye Farm

Orchard Green

Village Green

Square

Mews

Vista to St Giles Church Spire in heart of town

99 metre minimum stand-off between development edge & farmhouse

Pedestrian link to existing Public Right of Way

Attenuation Pond

Outfall to Cecily Brook

Crescent Green

Attenuation Pond

Pedestrian link to proposed residential development by Persimmon Homes

Existing Public Open Space upgraded & extended

Froghall Road A521

Silver Street

Hammersley Hayes Road

Cheadle

n*ORTH

0m 10m 20m 30m 40m 50m 60m

Scale 1:1,250 (@ A3)

Accommodation Schedule

Site Area: 8.70 hectares
Green Infrastructure: 3.22 hectares
Net Developable: 5.48 hectares
Number of Homes: 228 homes
Net Density: 41 homes/ha
Gross Density: 26 homes/ha

e*SCAPE urbanists 10 years 2009 - 2019

Project Title
Froghall Road, Cheadle, Staffordshire

e*SCAPE Job No.
020-020

Client
Bloor Homes

Drawing Number
020-020-P004

Revision
REV E

Drawing Title
Parameters Masterplan

Scale
1:1,250 @ A3

Date
June'21

Plan:

14001/P02: Tree Constraints Plan

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Root Protection Areas

Tree Shading Constraints

T7 (B3 Ash)
G2 (C2)
T2 (C1 Scots Pine)
H4 (C2)
T3 (B1 Ash)
G1 (B2 Hawthorn)
H5 (C2)
T8 (B1 Oak)
T4 (A1 Common Oak)
G1 (B2 Norway Maple)
T9 (C1 Ash)
T5 (A1 Sycamore)
H3 (C2)
H5 cont. (C2)
T6 (A1 Sycamore)
H6 (C2)
T10 (C1 Spruce)
H2 (C2)
T11 (C1 Cherry)
H7 (C2)
T1 (B1 Ash)
T12 (C1 Cypress)
H1 (C2)
T15 (C1 Ash)
T14 (C1 Birch)
T13 (C1 Birch)
H8 (C2)
181.1m
MP
Shelter
A 521
SILVER STREET
THE CROFT
HAMMERSLEY HAYES ROAD
Broad Hayes Park
0
20m
North

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Rev	Description	Date
–	–	–

Project title
Land East of Froghall Road, Cheadle

Drawing title
Tree Constraints Plan

Scale 1:500 @ A2
Date July 2020
Drawn MA
Checked JJ

Drawing number
14001/P02

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Landscape | Ecology | Arboriculture