TOWN AND COUNTRY PLANNING ACT 1990

Leek College
Stockwell Street, Leek
Staffs, ST13 6DP

BS5837 Tree Survey

COMMISSIONED BY:

Hunt Architects
The Moseley Exchange
149-153 Alcester Road
BIRMINGHAM B13 8JP

SURVEYED BY:

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DATED: 15th May 2013
Version 1

Design Construction Management

Tree Report In Support of a Planning Application

CONTENTS

DOCUMENT HISTORY

BS5837: 2012 Trees in relation to design, demolition and construction. Recommendations

Land at Leek College Stockwell Street, Leek, Staffordshire, ST13 6DP

This document has been issued and amended as follows:

Version	Date	Description	Created by	Verified by	Approved by
1.0 - 2012	15/05/2013	Final	PEJ	PEJ	AH

1.00 INTRODUCTION

1.01 My name is Peter Jackson. I am presently the Director of Design Construction Management Services; a Development Consultancy based in Stoke-on-Trent where we specialise solely in planning applications, landscape design, tree surveys, tree related planning applications, appeals and Public Inquiries. Prior to this I was Landscape Officer for Newcastle-under-Lyme Borough Council and Landscape Architect for RPS Landscape and Ecology Consultants in both Chester and Birmingham.

1.02 I have a Bachelor of Arts Degree (with Honours) in Landscape Design and a Diploma in Landscape Architecture both from Manchester Metropolitan University (formerly Manchester Polytechnic). I became an Associate of the Landscape Institute in 1994 and a registered practice of the Landscape Institute in 2012. I have worked additionally as a consultant for 18 years.

1.03 I am also a Professional member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, an ISA Certified Arborist and a Trustmark Tree Consultant.

1.04 The BS 5837 arboricultural consultancy aims to provide a comprehensive, efficient and cost effective service incorporating all aspects of arboriculture and planning. We provide a consultancy service on all tree related issues involving a planning application for the private sector. We are committed to providing specialist expertise in BS 5837 arboriculture to meet our clients' requirements and where appropriate we will liaise with other professionals to provide structural engineering solutions to obtain planning permission.

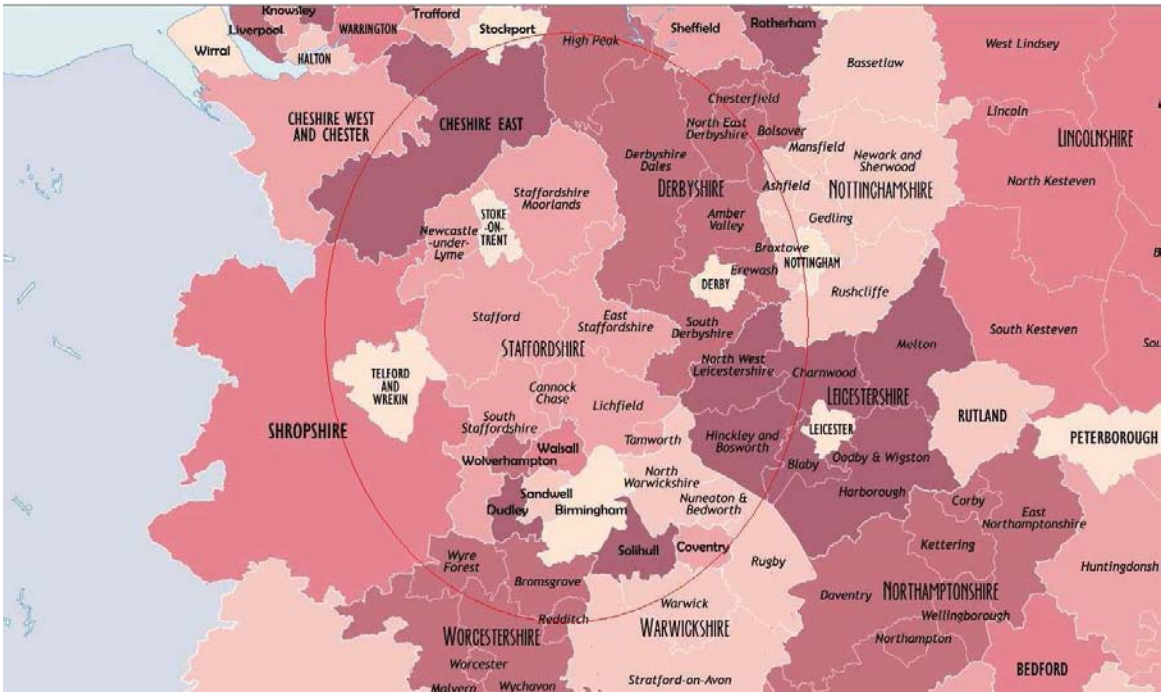
1.05 We provide arboricultural advice to architects, planning consultants, developers and other professions associated with maximising land within a prospective development. Our surveyors are all Professional Members of the Arboricultural Association (M.Arbor.A) and therefore our reports are able to be given as proof of evidence in any appeal or Public Inquiry.

1.06 We specialise in BS 5837 arboricultural consultancy, rather than conducting any tree surgery work. However we can provide schedules of work and recommend suitably

competent and qualified tree surgeons that will carry out any work to a high standard for us.

1.07 We offer a service for planning applications to the following local authorities in the following counties:-

Cheshire East, Chester and Cheshire West, Cheshire, Newcastle under Lyme, Stafford, Lichfield & Cannock Chase, Staffordshire, Stoke on Trent, South Derbyshire, North West Leicestershire & Melton, Leicestershire, Telford and Wrekin, Shropshire, Rugby & Warwick, Warwickshire, Walsall, Sandwell, Birmingham, Bromsgrove & Solihull, West Midlands, Worcestershire and other areas by special arrangement.



2.00 BACKGROUND

2.01 I have been instructed by Hunt Architects to comment upon 21 existing individual trees within a proposed development site and to provide a plan of protection for any trees to be retained according to the guidance laid out in BS5837: 2012 - Trees in relation to design, demolition and construction - Recommendations.

2.02 There are several trees on and adjacent to this site. Only 21 trees are shown individually on the plan. Other vegetation adjacent to the site will be in a Construction Exclusion Zone, and measurements have been taken from the trees closest to the area of proposed development to form a cell that complies with the British Standard. Works to the trees may be specified, but this report does not confirm that Staffordshire Moorlands District Council has given any form of consent to undertake any works. No works should be undertaken to any trees on or adjacent to the site until the contractor has confirmed that full planning permission has been granted and the relevant conditions relating to retained trees, tree works, tree protection measures and levels have been discharged.

2.03 The area contains a number of mature trees in an urban location and as the trees have formed a natural association each individual tree is not debated on an individual basis. The purpose of this report is only to examine in detail the effect of a proposed future development of the land on the existing vegetation during the construction of the proposed development.

2.04 BS5837: 2012 gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with proposed structures. It follows, in sequence, the stages of planning and implementing the provisions, which are essential to allow development to be integrated with trees.

2.05 The standard recognises that there can be problems with development close to existing trees which are to be retained, and of planting trees close to existing and new structures. The standard sets out to assist Local Planning Authorities (LPAs) to form balanced judgements. Where proposed development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition, and on the means of incorporating new trees into the developed landscape.

2.06 Trees are a material consideration in the UK planning system and the British Standard is intended to provide consistency in decision-making with regard to existing and proposed trees in the context of design, demolition and construction. The standard therefore asks the local planning authority to consider the application in light of the following information.

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural Impact Assessment	Existing and proposed finished levels Tree Protection Plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – Detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

2.07 There is a small number, just one tree, within the Conservation Area (T2). There are also just 2 trees to be removed to allow the proposals, none of which are important enough to prevent the new development, which is supported by new tree planting.

3.00 TERMS OF REFERENCE & INSTRUCTIONS

3.01 An application has been submitted to Staffordshire Moorlands District Council by Hunt Architects for a re-structuring of the college campus. I am instructed to provide information on tree condition and make recommendations for good arboricultural practice for the suitability of the trees to be retained within a proposed redevelopment of the site.

3.02 The study will identify, evaluate and possibly mitigate the extent of direct or indirect impacts on existing trees that may arise as a result of the implementation of the site layout proposal.

3.03 The production of this arboricultural survey and report will comply with the following specification as set out in BS5837 2012 as follows: -

a) sequential reference number (to be recorded on the tree survey plan);
b) species listed by common name, with a key provided to scientific names;
c) height;
d) stem diameter
e) branch spread, taken as a minimum at the four cardinal points, to derive an accurate representation of the crown (to be plotted on the tree survey plan);
f) existing height above ground level of:
1) first significant branch and direction of growth (e.g. 2.4-N);
2) canopy,
to inform on ground clearance, crown/stem ratio and shading;
g) life stage (e.g. young, semi-mature, early mature, mature, over-mature);
h) general observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations;
i) estimated remaining contribution, in years (<10, 10+, 20+, 40+);
j) category U or A to C grading to be recorded on the tree survey plan.

3.04 The trees referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes in their natural environment caused by human activities and weather conditions. Therefore we cannot wholly guarantee the safety of the trees commented upon beyond what can reasonably be assessed from the

procedure used. Trees have not been aerially inspected. We recommend regular inspections and advise on the frequency and type of inspection. We would recommend that re inspections be carried out within one year or within specific stipulated timescales indicated in the survey.

3.05 No assessment has been made of soil conditions and the impact of soil conditions on tree cover/built environment. No assessment has been made for underground services, proposed or existing, unless otherwise stated. The contents of this report are valid for one year. This period of validity maybe reduced in case of any change in conditions to, or in proximity to, the trees.

3.06 This report is for the sole use of the client and refers only to those trees referred to within; use by any other person(s) in attempting to use the contents for any other purpose renders the report invalid for that purpose. The report has been written in accordance with BS5837, which is designed to allow planning officers to agree the juxtaposition of new development to existing trees. It should not however be used to design proposed foundations, as trees outside of the scope of a planning application (commonly up to 15 metres from the site boundary), may influence foundation design, depending on species, up to 30 metres from the site. These trees are often in third party ownership and will not be included in this report.

4.00 DEFINITIONS

4.01 Trees unsuitable for retention

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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)

- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality

Trees in this category will be shown Dark Red on the Tree Survey Plan.

4.02 Trees to be considered for retention

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)

Trees in this category will be shown Light Green on the Tree Survey Plan.

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 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

- Trees with material conservation or other cultural value

Trees in this category will be shown Mid Blue on the Tree Survey Plan.

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

- 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

- Trees with no material conservation or other cultural value

Trees in this category will be shown Grey on the Tree Survey Plan.

4.03 Life stage

Y – Young; Newly planted or early established tree less than 150mm

SM – Semi Mature; tree in first third of life expectancy

EM – Early mature; tree in second third of life expectancy

M – Mature; tree in final third of life expectancy

OM – Over Mature; tree in decline

4.04 Physiological condition

Good

- Those trees marked 'Good' can generally be classed as having good overall structural and physiological condition. Most usually specimens are in good/excellent condition. They generally have few and less significant arboricultural defects than those trees classed as 'B' or 'C'. Usually contribute significantly to the local or site amenity.

Fair

- Those trees marked 'Fair' can generally be classed as having reasonable structural and physiological condition. They may contain smaller areas of included bark within either major or minor fork junctions. They may be subject to single or multiple fungal invasions, bacterial or virus. In the case of fungal invasion or bacteria the Latin name of the species has been stated. They may be subject to minor crown dieback, unusually pale or smaller foliage or have been subjected to outside influences such as restriction of rooting spread, vandalism or mechanical damage, but should be viewed as in generally fair overall condition.

Poor

- Those trees marked 'Poor' can generally be classed as having poor overall structural or physiological condition. They may contain large areas of included bark either within major for junctions. They may be subject to single or multiple

fungal invasions, bacteria or virus. In the case of fungal invasion or bacteria the Latin name has been stated. They may contain splits or cracks throughout the branching structure. They may be subject to significant crown dieback or exhibit unusually pale or small foliage. They may be subject to outside influences such as restriction of rooting spread, vandalism or mechanical damage and costly to retain.

Dead

- Those trees marked 'Dead' have no visible foliage, brown cell structure under young bark.

4.05 Use of categorisation

The purpose of the tree categorisation method which has been applied by the surveyor, is to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained should development occur.

For a tree to qualify under any given category it should fall within the scope of the category's definition (U, A, B, C) and, for a tree in categories A – C, it should qualify under one or more of the three subcategories.

In the categories A, B, C, which together deal with trees that should be a material consideration in the development process, the subcategories are intended to reflect arboricultural, landscape and cultural values respectively. Category U trees are those which would be lost in the short term for reasons connected with their physiological or structural condition. For this reason, they should not be a consideration in the planning process.

5.00 INDIVIDUAL ARBORICULTURAL SURVEY SHEETS

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.1	T1	Goat Willow	5	N=2 E =2 S =2 W=2	3	250	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A

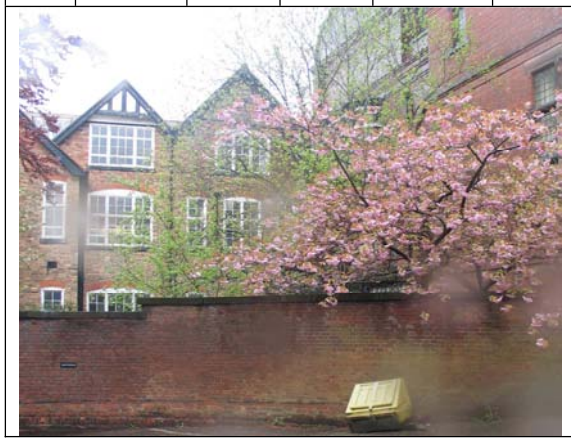
Additional Comments

- This tree is in fair condition, and will not need to be removed to allow the development.
- This tree does not merit retention due to the fact that it does not attain categorization of class A or B.
- Category C trees will usually not be retained where they would impose a significant constraint on development; however this tree would be removed to allow a comprehensive landscape scheme to be implemented providing more suitable species.
- This tree will not form a constraint to the site as it is intended that it will be removed prior to the commencement of development.

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.2	T2 CA	Sycamore	12	N=3 E =4 S =4 W=4	4	350	EM	• Good overall condition • High amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in good condition, and will not need to be removed to allow the development. • This tree does not merit retention due to the fact that it does not attain categorization of class A or B. • Category C trees will usually not be retained where they would impose a significant constraint on development; however this tree would be removed to allow a comprehensive landscape scheme to be implemented providing more suitable species. • This tree will not form a constraint to the site as it is intended that it will be removed prior to the commencement of development.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.3	T3	Cherry	6	N=3 E =3 S =3 W=3	4	475	M	• Fair overall condition • Fair amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.4	T4	Beech	8	N=4 E =4 S =3 W=4	3	475	EM	• Good overall condition • Fair amenity value	• No work required	20-40	B	N/A
								Additional Comments • This tree is in good condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.5	T5	UK	8	N=3 E =3 S =3 W=3	2	350	M	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.6	T6	Cherry	6	N=3 E =3 S =3 W=3	2	250	M	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.7	T7	Whitebeam	5	N=3 E =3 S =3 W=3	2	200	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.8	T8	Cherry	5	N=2 E =2 S =2 W=2	3	200	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.9	T9	Goat willow	6	N=4 E =4 S =4 W=4	0	300	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	2.40m
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.10	T10	Sycamore	6	N=3 E =3 S =3 W=3	2	250	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

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5.11	T11	Sycamore	7	N=3 E =3 S =3 W=3	2	320	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

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5.12	T12	Goat Willow	5	N=2 E =1 S =2 W=2	2	225	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.13	T13	Goat Willow	5	N=2 E =2 S =2 W=2	2	225	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.16	T16	Sycamore	10	N=4 E =4 S =4 W=4	2	470	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.17	T17	Cherry	5	N=3 E =3 S =3 W=3	1	300	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

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5.18	T18	Cherry	5	N=3 E =3 S =3 W=3	1	330	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.19	T19	Sycamore	8	N=4 E =4 S =4 W=4	2	475	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

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5.20	T20	Cherry	6	N=3 E =3 S =3 W=3	1	380	EM	• Fair overall condition • Low amenity value	• No work required	10-20	C	N/A
								Additional Comments • This tree is in fair condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				

	Tree/Group Reference No. on Plan	Species	Height in m	Branch Spread in m	Height in m crown clearance	Stem diameter at 1.5m in mm	Age Class	Physiological and Structural Condition and Comments	Preliminary Management Recommendations	Estimated remaining contribution Years	Retention Key	Protective fence distance in m from stem
5.21	T21	Lime	17	N=3 E =3 S =3 W=3	2	700	M	• Good overall condition • High amenity value	• No work required	40+	A	N/A
								Additional Comments • This tree is in good condition, but will not need to be removed to allow the development. • This tree will not form a constraint to the site.				