

**PRE-DEVELOPMENT ARBORICULTURAL  
IMPACT APPRAISAL AND REPORT**

ON TREES ADJACENT TO

**PLOT B  
CHRISTINE CLOSE  
YADDLETHORPE  
SCUNTHORPE  
NORTH LINCOLNSHIRE  
DN17 2AT**

**CLIENT**

**MR D & MRS J STURMAN**

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## **1.0 INTRODUCTION**

### **1.1 Purpose of the report**

This report is intended for use by my clients in connection with the discharge of conditions 8 and 9 of the permitted development under planning application PA/2013/1566. It concerns the assessment of three trees and a boundary hedge in the grounds of 49a Moorwell Road. It shall not apply to any other use or purpose.

### **1.2 Terms of reference**

I am instructed to prepare the report by my clients - Mr D and Mrs J Sturman, 52 Ashby Road, Scunthorpe DN16 1NR. The instruction was issued in the form of a signed agreement dated 6 January 2014.

### **1.3 Documents received**

My clients have issued a copy of the approved site layout drawn by PH Architecture to assist in the preparation of this report. The drawing number is L.101.

### **1.4 Scope of the report**

My clients have requested that I consider the following points when preparing the survey and report;

- 1 Specifically inspect and assess the trees and hedge growing beside the building plot in the adjacent garden to the north.
- 2 Comment on their condition and suitability for retention.
- 3 Provide a report complying with BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' which gives management recommendations to assist in mitigating any potentially adverse effects of the development, including a tree protection plan and an arboricultural method statement.

### **1.5 Limitations**

The report is limited to providing a record of a single visual inspection and arboricultural impact appraisal for 3 trees growing within the rear garden of 49a Moorwell Road and its boundary hedge. The inspection was made from ground level and access was permitted to the garden by the owners. No other tests have been conducted, either by myself or by others under my direction, nor have I recovered any samples for testing by a third party.

## **2.0 SITE DESCRIPTION AND PROTECTED STATUS OF TREES**

### **2.1 Site description**

The development site stands on the top of the escarpment known locally as "The Cliff" to the south of the rear garden of 49a Moorwell Road and west of High Street, Yaddlethorpe. The permitted dwelling had been constructed to ground floor level during my inspection. The property in which the trees grow is a detached house which appears to date from the middle of the last century. It has a large, sloping garden which is mainly lawned and contains various specimen trees, as well as orchard varieties and large, mature shrubs. A neatly-maintained hedge of native species lines the southern boundary. The combined garage and workshop of the new development is set out immediately to the south of the hedge. A trench approximately 1m deep had been excavated alongside the hedge some weeks before my inspection.

### **2.2 Protected status of the trees**

None of the trees in the garden of 49a Moorwell Road are afforded the protection of a tree preservation order and the site does not lie within a conservation area. This information was confirmed by Mr Colin Horton, Environment Officer (Trees and Landscape) at North Lincolnshire Council in a telephone conversation on 20 January 2014. As such, none of the tree works recommended in this report will require the permission of North Lincolnshire Council before they can be carried out.

## **3.0 DISCUSSION**

### **3.1 Overview of the tree population of 49a Moorwell Road**

The trees and boundary hedge to the rear of 49a Moorwell Road present as an attractive screen and form a useful shelterbelt to the property which stands in an elevated location on top of The Cliff. The recent storms of November 2013 have inflicted significant damage to the blue Atlas cedar T1. The entire upper crown and several main branches have been broken out, equating to an estimated 25% of the canopy. Although the remaining growth is healthy and likely to survive, I am compelled to rate this tree as "Unclassified" under British Standard 5837:2012. The common lime T2 and the Norway maple T3 are in good physiological condition and are structurally sound. Various branches have been badly pruned back from the south side of both trees by a previous owner of the neighbouring land. They are located closest to the development on Plot B in Christine Close and both are worthy of retention. The boundary hedge, which comprises hawthorn, holly and ivy, has been well-maintained by annual clipping and forms a useful visual screen affording some security to the rear garden. It continues to provide additional functions as a windbreak and as shelter for wildlife.

### **3.2 Impact of the development on T2 and T3**

The trees stand close to the boundary and their roots will extend into the development site. At the time of my inspection, there had been no excavation or construction which had been sufficiently close to adversely affect the root zone of either tree but no protective fencing or exclusion zone had been put in place. The establishment of an exclusion zone will be the most important measure to assist in maintaining the future well-being of these two trees. The plan I have been issued shows a turning head to be constructed within the root protection area (RPA) of T3. Excavating this feature has the potential to cause significant damage to the tree's surface roots. A "no-dig" method of construction will be essential in offsetting the potential effects of building the turning head if it is necessary to incorporate the feature into the design. The garage/workshop footprint very slightly enters the RPA of T2 at its north-east corner. However, there is no development proposed within any other part of the tree's RPA and the level of potential interference to its root system will be acceptably low. I make this comment with the proviso that the developer does not extend the proposed trial excavation to locate the ironstone layer beyond that necessary to successfully lay the foundation of the structure. The north-east corner of the trench should be completed by hand to check that no major support roots are present at this location.

### **3.3 Impact of root severance in the existing trench**

The trench has been mechanically dug immediately alongside the boundary hedge and has severed roots in the process. The majority of the exposed root material measures less than 15mm in diameter. A single cedar root has been exposed and severed at 20mm in diameter, with the remaining material being hawthorn roots from the hedge. The presence of rooting material is to be expected at this proximity. However, the impact of the damage on the hedge will be negligible because it is tightly clipped and does not carry a great quantity of foliage as a result of its maintenance. The vigour of this summer's growth may be slightly impaired but the affected plants are unlikely to die.

### **3.4 General constraints and mitigation measures**

British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', lays out specific guidelines for excluding access to the RPAs. It illustrates an acceptable type of protective fencing, the position of which is marked on the tree protection plan. The fencing can be formed from "Heras" type panels but must be fixed into the ground on stakes to prevent it from being casually re-positioned. Signs bearing the words "No Entry – Tree Root Protection Area" must be fixed to the fencing. The RPAs are necessary to prevent soil compaction by machinery as well as the storage of materials or spoil, the spillage of toxic fuels or chemicals which, if they occurred within the root zone of retained trees, would cause irreparable long-term damage. The RPA fencing must only be removed once the construction phase has been completed. However, some adjustment will be necessary if the proposed turning head is to be included in the design.

## **4.0 CONCLUSIONS**

### **4.1 Potential impact on the existing trees**

The direct impact of the project on the trees could be acceptably low, making the project sustainable. There is no protection required for the cedar T1 since it is an unclassified tree. The owners wish to retain the tree and reduce/reshape its crown following the storm damage, compensating for the loss of existing roots through trenching. The lime T2 and maple T3 are potentially at risk of suffering root damage unless appropriate mitigation measures are employed in order to reduce the impact of the construction. I do not anticipate any long-term adverse effect from the development on the hawthorn boundary hedge.

### **4.2 Mitigation measures**

Protecting T2 and T3 is the most important factor. Initially, it will entail the erection of robust protective fencing around their RPA as detailed in the Standard and 3.4 above. The foundation trench to the south-west of T2 must be strictly limited to the minimum possible depth, width and length to adequately support the garage/workshop. Further incursion into the RPA of T2 must be avoided. It is my opinion that the provision of the turning head within the RPA of T3 is of questionable value. However, if it is an approved feature within the design, it must be constructed with appropriate no-dig methods and materials. I have included details of a suitable, approved method of construction in Appendix D if this aspect of the project is to proceed.

## **5.0 RECOMMENDATIONS**

### **5.1 Recommendations for the developer**

The developer should incorporate the recommended schedule of timings contained in the summarised arboricultural method statement (Appendix C) into the Construction Design and Management programme for the project. The developer must also comply with BS5837:2012 in setting out the protective fencing around the RPA of the retained trees.

**John F Robinson NDArb**  
Arboricultural Consultant and Managing Director  
20 January 2014

# APPENDIX A

## TREE SURVEY DETAILS

### GLOSSARY OF TECHNICAL TERMS AND ABBREVIATIONS

#### AGE CLASSIFICATIONS

Y	Young	Very vigorous tree aged less than 15% of the projected normal life expectancy for the species/cultivar noted. (Cultivar is the abbreviation for cultivated variety.)
SM	Semi-mature	Tree exhibiting good or moderate vigour and aged between 15% - 30% of projected normal life expectancy.
EM	Early maturity	Tree exhibiting good or moderate vigour and aged between 30% - 50% of projected normal life expectancy.
M	Mature	Tree exhibiting moderate vigour and aged between 50% - 80% of projected normal life expectancy.
FM	Fully mature	Tree exhibiting reduced vigour or static growth signifying its full size has been attained.
LM	Late maturity	Tree entering senescence and displaying associated symptoms of decreasing vigour, crown decline and decay.
V	Veteran	Ancient tree with large, hollow trunk and greatly reduced crown exhibiting static or declining growth. Typically of great ecological value.

#### CONDITION

Description	Physiological	Structural
Good	Tree exhibiting robust vitality with vigorous growth and healthy foliage. No discernible pathogenic (especially fungal) activity. Long projected life expectancy exceeding 25 years.	Tree in sound state with no discernible weaknesses or pathogenic activity. No alteration in adjacent ground conditions.
Good/Fair		
Fair	Tree of moderate or low vigour and reasonable health. No discernible pathogenic activity. Projected life expectancy of 10 - 25 years.	Tree in generally sound state with occasional minor rectifiable defect or storm damage. No discernible pathogenic activity or alteration in adjacent ground conditions.
Fair/Poor		
Poor	Tree of declining vitality with abnormally small or discoloured foliage. Fungal pathogens may/may not be present. Projected life expectancy of less than 10 years.	Tree exhibiting significant structural defects, storm damage and/or fungal pathogens. Ground conditions may have been significantly altered so as to impair or weaken root structure.
Dead or Dying	Tree crown has minimal or no foliage present in summer. Bark may be loosened or removed by desiccation or foraging/nesting actions of birds or animals. Fungal pathogens may/may not be present.	Absence of fine twig structures in outer canopy. Dead branchwood throughout crown. Larger limbs may/may not be failing. Ground surface may/may not be cracking as roots degrade or tree becomes progressively less stable. Fallen dead wood littering ground below.

## GLOSSARY OF TERMS AND ABBREVIATIONS USED

continued

<b>N, SW, E etc.</b>	Cardinal compass points
<b>Bark inclusion</b>	A weakness present where two or more stems are joined at a fork but where they force themselves apart by producing new wood in the margin of the split (also known as a compression fork). The bark is included between the two stems at the centre of the union. They rarely bind together to form a solid structure and are frequently prone to failure.
<b>Callus tissue</b>	The new wood formed by annual growth in the process of occluding a wound.
<b>Canopy</b>	The outer layers of the crown comprising the younger shoots and foliage.
<b>Compartmentalisation</b>	The process by which a healthy tree isolates and seals off an area of damage and subsequent decay.
<b>Coppice</b>	Regenerative shoots growing from the stump of a tree routinely cut to ground level. Also a verb ie. to coppice.
<b>Crown cleaning</b>	The removal of dead, dying, abrading, mis-directed and duplicated branches (and climbing plants eg. ivy) within the tree crown.
<b>Crown lifting</b>	The removal of lower branches to "lift" the lower crown level so as to remove growth causing an obstruction or allow the improved passage of daylight beneath the tree.
<b>Crown reduction</b>	Pruning to reduce the height and width by a given measurement, cutting the pruned branches back to suitable secondary branches or tertiary shoots in order to reshape the crown.
<b>Epicormic shoots</b>	Young shoots emerging on the root collar, trunk or main branches from dormant buds. If retained, they have the potential to grow into larger branches and can disfigure a specimen tree.
<b>Occlusion</b>	The sealing of a wound (eg pruning cut or other damage to the bark) by the formation of new growth around the wound margin.
<b>Reaction wood</b>	Growth produced by the tree to strengthen affected parts in reaction to a weakness or lines of physical stress.
<b>Root collar</b>	The trunk base where the root buttresses begin to flare outwards and descend into the soil.
<b>Root stock</b>	A separate (related) species onto which the named variety of specimen tree (known as the scion) is grafted.

# **APPENDIX B**

## **SURVEY CONDITIONS AND METHODS**

### **1 Date of inspection**

The afternoon of Wednesday 15 January 2014

### **2 Persons present**

John F Robinson	- Lindsey Tree Services Ltd
Mr David Sturman	- Client

### **3 Weather conditions**

Weather conditions at the time of the inspection were overcast at first, brightening later, with a moderate south-westerly breeze.

### **4 Survey methods**

The trees have been visually inspected from ground level with the aid of binoculars. The following apparatus has been used to determine the tree data and other measurements quoted;

Height	- Clinometer
DBH (Diameter at breast height)	- Diameter tape measure
Crown spread	- Surveyor's tape measure

### **5 General survey information**

The DBH measurement is taken at 1.5m above ground level unless otherwise stated. The tree data includes a value for the Root Protection Area (RPA) where applicable (ie for the retainable trees). This figure is taken as the crown spread of a given tree, or is calculated using its DBH value in accordance with BS 5837:2012, whichever is the greater. The Root Protection Radius value equates to the RPA on the ground and is marked on the tree protection plan (site plan).

# APPENDIX C

## SUMMARISED ARBORICULTURAL METHOD STATEMENT FOR TREE PROTECTION AND MANAGEMENT

**Site – Plot B, Christine Close, Yaddlethorpe, Scunthorpe DN17 2AT**

### **Scope of Works**

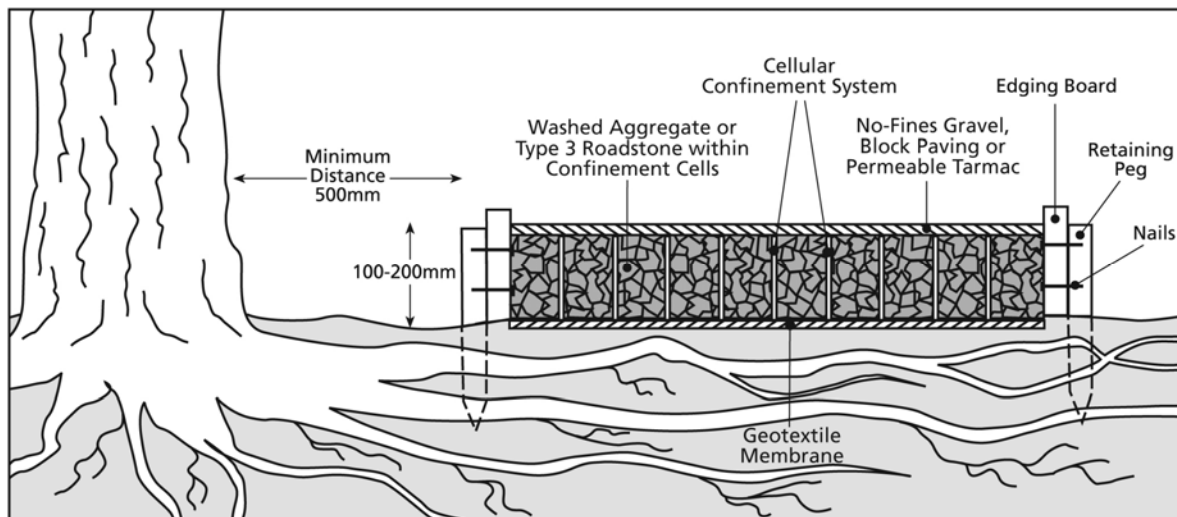
The plot has full planning permission to develop a detached bungalow with detached garage and workshop. It is recommended that the following method statement is incorporated into the CDM programme for the project.

### **Method**

- 1 Conduct site meeting to include developer and/or local authority planning officer/tree officer. Identify and confirm location of protective fencing as per BS 5837:2012.
- 2 Set out secure protective fencing to safeguard RPAs as marked on tree protection plan making allowance to re-site fencing where and when turning head and north-east corner of garage/workshop are to be constructed.
- 3 Complete trial dig on line of garage foundation by hand at north-east corner to check for presence of major support roots. If no roots exist, construct conventional foundation trench for garage within RPA of lime T2, taking care to limit extent of excavation to minimum possible dimensions. If roots above 25mm are present, they must not be cut out. They must be adequately bridged or sleeved to allow for continued growth in future.
- 4 Construct cellular confinement sub-base of turning head within RPA of Norway maple T3 as per approved method given in Appendix D. Complete turning head using approved permeable wearing surface.
- 5 Remove protective fencing only when all construction activity has been completed.
- 6 Complete landscape finishes if required, taking care not to deeply cultivate soil beneath retained tree crowns.

## APPENDIX D

### RECOMMENDED DESIGN AND IMPLEMENTATION FOR ACCESS DRIVES AND TURNING HEADS WITHIN TREE ROOT PROTECTION AREAS



#### METHOD

- 1 Ideally, construction should take place between May and October when ground conditions are at their driest and are least prone to compaction. It will also be helpful if the works can be timed to coincide with a period of dry weather.
- 2 Spray ground vegetation with a translocated herbicide such as Glyphosate. Rake off the treated organic material once it has been killed. Decomposing organic matter may lead to anaerobic conditions occurring beneath the construction if retained. The lack of oxygen will then have a detrimental effect on tree root growth and health.
- 3 Remove major protrusions such as rocks or tree stumps. Stumps must be mechanically chipped out with a stump grinder rather than excavated to minimise root damage to adjacent trees. Any remaining voids or hollows must be backfilled with sharp sand.
- 4 Lay an appropriate geotextile (eg Terram or Fibretex F300M with density of 300 grams/m<sup>2</sup>) directly onto the soil over the whole of the drive/roadway/parking area with a cellular confinement system laid above. (Systems such as CellWeb or Geocell use a hexagonal cell pattern to contain and confine the roadstone, negating the use of edging boards unless a permanent neat margin is required.)

- 5 If necessary, fix gravel boards inside the grid margin, pegged or pinned in place to retain the aggregate base. The fixings must be long enough to support the construction.
  - 6 Infill the confinement system with 150mm depth of no-fines aggregate such as Type 3 roadstone or washed sharp gravel. The stone must not be tipped straight onto the grid but placed at one end and carefully infilled along the road, being graded as the machine moves along it. It must not be tipped or applied from the ground to the sides of the grid.
  - 7 Compact the sub-base using a pedestrian-controlled lightweight roller (eg Bomag 80) or vibro-plate to ensure it binds with the grid and minimises the potential for ruts to form in the future.
  - 8 Apply the final wearing surface (if construction is permanent). This can be no-fines gravel, permeable tarmac or block paviers. Paviers are acceptable provided they are they are not grouted or sealed, thus preventing the exchange of gases (oxygen and carbon dioxide) from the roots and soil beneath, and the infiltration of rainwater.
  - 9 The vertical edges of the access drives should be disguised and made safe by grading up topsoil from the natural ground level.
- Adapted from Arboricultural Practice Note 12 published by the Arboricultural Advisory and Information Service, Alice Holt Lodge, Wrecclesham, Farnham, Surrey GU10 4LH from whom further information can be obtained.

# **APPENDIX F**

## **John Fraser Robinson**

### **Professional qualifications and experience**

#### **Qualifications**

National Diploma in Arboriculture (BTEC)  
Professional Tree Inspection Award (LANTRA)

#### **Experience**

John Robinson has been involved in working with trees on a full time basis since 1976. His career started as a trainee with the forestry department of the Earl of Yarborough's Estate, Brocklesby Park, Lincolnshire from 1976 - 1978.

1978 - 1981 Merrist Wood College, Worplesdon, Guildford  
Whilst on industrial placement during the second year of the 3 year course, he gained further experience as an arboricultural trainee with Sheffield City Recreation Department. Individual placements within the department yielded specific experience in tree surgery operations, tree inspections and surveys, plant material handling and nursery practices.

In September 1981, he established Lindsey Tree Services as a partnership with Thomas James Robinson. The firm became incorporated in October 2001 and is based in Grimsby, serving the northern parts of Lincolnshire and surrounding districts as arboricultural contractors and consultants. In addition to both directors, the firm currently employs 5 staff.

The daily organisation of the business yields routine experience in hazard tree evaluation, decay detection assessments and in compiling arboricultural method statements and risk assessments.

He acts as a consultant preparing reports for social housing providers and various departments within several local authorities, as well as a number of utilities, health authorities and conservation organisations. Further wide experience has been gained in reporting for developers, consulting engineers, architects, insurance companies, loss adjusters and solicitors. He has been called as an expert witness on various occasions, giving evidence both in court and to planning appeals and inquiries on matters involving trees.

#### **Professional Association**

He has been an Associate member of the Arboricultural Association since 1981 and subscribes to its programme of Continuing Professional Development. He has served on the Association's Northern Branch Committee since March 2001 and attends the AA's annual National Amenity Arboriculture Conference and various technical seminars throughout the year.

Tree No	Species	Age Class	Condition	Height (m)	Crown Spread (m)	DBH (mm)	Root Protect Radius (m)	Remarks / Recommendations	Retn Code
T1	Blue Atlas cedar <i>Cedrus atlantica</i> 'Glauca'	EM	Phys Good  Struct Poor	13	N - 4 S - 6 E - 5 W - 5	552	N/A	3 <sup>rd</sup> party tree growing in rear garden of 49a Moorwell Road. Sound root collar and graft union. Sound, erect trunk to first major lateral limb at 2.5m to S. Lower crown above radiates evenly in all quarters. Upper crown devastated by recent storms, having its entire central trunk blown out at 6.5m. Falling top remains on ground with diameter of approx. 300mm where fractured. Several substantial secondary branches shattered or completely torn out by falling section during same event. Owners have expressed a wish to retain the tree to keep the screening it affords intact. <b>Owners to retain tree and reduce/ reshape crown to disguise defects. Note – this tree will require regular re-inspection and reduction on a 3 - 5 year basis depending on rate of regeneration. This work must be completed to ensure the tree's hazard rating remains acceptably low.</b>	U
T2	Common lime <i>Tilia x europaea</i>	EM	Phys Good  Struct Fair	11	N - 4.5 S - 5 E - 3.5 W - 4	325	4.25	3 <sup>rd</sup> party tree growing in rear garden of 49a Moorwell Road. Sound root collar with stout buttresses to all quarters except E and occasional suckering to NE. Sound, single trunk to main fork at 3.5m where union is sound. Slightly asymmetric crown mainly formed by dominant E stem, whilst W stem forms series of lateral branches at lower levels. Crown remains healthy and exhibits good vigour with shoots of up to 400mm per year. Dead wood and broken branch stubs (mostly regenerating) to 50mm diameter. <b>Retain tree. No action required but owners may wish to consider cleaning out dead and damaged wood to improve tree's appearance.</b>	C1

Tree No	Species	Age Class	Condition	Height (m)	Crown Spread (m)	DBH (mm)	Root Protect Radius (m)	Remarks / Recommendations	Retn Code
<b>T3</b>	Norway maple <i>Acer platanoides</i>	EM	Phys Good  Struct Good/Fair	12	N - 7 S - 4.5 E - 4 W - 3.5	434	<b>4.75</b>	3 <sup>rd</sup> party tree growing in rear garden of 49a Moorwell Road. Very prominent root buttresses to N, lesser ones to SE and SW. Sound trunk to 2.5m where major limb extends to SW and remaining crown begins immediately above. Main fork unions all sound and support sound main limbs and secondary branch framework. Several badly-pruned branches to S (approx. 4 years ago) now regenerating. Minor decay in truncated stub at 4m. Dead wood in central crown to 30mm dia. Canopy spread is exaggerated to N, mainly due to adjacent birch and cypress to E suppressing crown but tree remains sturdy and robust. Healthy growth with shoots to 300mm across most of canopy. <b>Retain tree. No action required but owners may wish to consider cleaning out dead and damaged wood to improve tree's appearance.</b>	<b>B1</b>
<b>H1</b>	Hawthorn <i>Crataegus monogyna</i>  Holly <i>Ilex aquifolium</i>  Ivy <i>Hedera helix</i>	EM	Phys Good  Struct Good/Fair	1.75	N/A	N/A	<b>1.0</b>	3 <sup>rd</sup> party boundary hedge. Well-maintained by annual clipping to height of 1.75m. Generally quite dense and providing good screening value. Least dense beneath T3 where growth is much more open. <b>Retain hedge. Continue to maintain by clipping annually.</b>	<b>C2</b>

**Note – Tree Retention Categories** after BS5837:2012 are described in simplified terms below;

- U      Unclassified trees unworthy of retention due to failing health, extensive decay or defects which cannot be rectified. (Marked in red on plan)
  
- A      Trees of high quality and value with at least 40 years of useful life expectancy and landscape contribution. (Marked in green on plan)
  - 1      Particularly good examples in open setting or essential components of groups.
  - 2      Trees or groups providing screening or softening effect at the site margins, or form otherwise visually important features.
  - 3      Trees with significant cultural value eg. conservation, historical or commemorative.
  
- B      Trees of moderate quality and value (at least 20 years useful life expectancy). (Marked in blue on plan)
  - 1      Trees which would otherwise qualify for an A category rating but are impaired by minor remediable defects.
  - 2      Trees forming part of a group or otherwise located within the site (thereby affording limited landscape value to the wider locality).
  - 3      Trees with clearly identifiable conservation or other cultural benefits.
  
- C      Trees of low quality but retainable in short - medium term (at least 10 years). (Marked in grey on plan)
  - 1      Trees not qualifying for the higher categories.
  - 2      Trees in low-grade groups or those offering temporary screening benefits.
  - 3      Trees with very limited conservation or other cultural benefits.

# APPENDIX E

## PHOTOGRAPHS



**Picture 1** – showing cedar T1, lime T2 and Norway maple T3 to rear of boundary hedge H1.



**Picture 2** – Cedar T1.



**Picture 3** – close-up detail of damaged cedar.



**Picture 4** – close-up of fallen cedar top with clip-board for scale.



**Picture 5** – showing trench beside hedge H1. Note absence of major roots.