Intermodal Logistics Park North Ltd

INTERMODAL LOGISTICS PARK NORTH (ILPN)

Intermodal Logistics Park North (ILPN) Strategic Rail Freight Interchange (SRFI)

Project reference TR510001

Preliminary Environmental Information Report (PEIR)

Arboricultural Impact Assessment

October 2025

Planning Act 2008

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This document forms a part of a Preliminary Environmental Information Report (PEIR) for the Intermodal Logistics Park North (ILPN) project.

A PEIR presents environmental information to assist consultees to form an informed view of the likely significant environmental effects of a proposed development and provide feedback.

This PEIR has been prepared by the project promoter, Intermodal Logistics Park North Ltd. The Proposed Development is described in Chapter 3 of the PEIR and is the subject of a public consultation.

Details of how to respond to the public consultation are provided at the end of Chapter 1 of the PEIR and on the project website:

https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/

This feedback will be taken into account by Intermodal Logistics Park North Ltd in the preparation of its application for a Development Consent Order for the project.

Arboricultural Impact Assessment





INTERMODAL LOGISTICS PARK (ILP) NORTH 23 October 2025

TG Report No. 15620_R07_MK

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Overview and Summary

Table 1. Overview and Summary

Purpose of report		
This report includes the necessary arboricultural information to support a Development Consent Order (DCO) in line with the recommendations of the British Standard¹. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.		
Application type and description	Development Consent Order for the development of an Intermodal Logistics Park North Rail Freight Interchange.	
Report prepared on behalf of	Intermodal Logistics Park North Ltd.	
Local Planning Authority (LPA)	St Helens Borough Council, Wigan Council and Warrington Borough Council.	
Site Location	360385, 395340 / Parkside Rd, Warrington WA3 1PG	
Planning policies relating to arboricultural features	There are numerous planning policies relating to arboricultural features within the National Networks National Policy Statement, National Planning Policy Framework (NPPF), Wigan Local Plan, Places for Everyone,	

Report Summary

A total of 84no. individual trees (trees T1 – T84), 70no. groups of trees (G1 – G70), 30no. of hedges (H1 – H30), and 5no. of woodlands (W1-W5) were identified during the tree survey of the site and its immediate vicinity.

draft Wigan Local Plan and Warrington Local Plan. Planning policy is further detailed at Appendix 1.

The site tree stock is predominately hawthorn Crataegus monogyna, oak Quercus robur, sycamore Acer pseudoplatanus, beech Fagus sylvatica, goat willow Salix caprea, silver birch Betula pendula, horse chestnut Aesculus hippocastanum, crack willow Salix × fragilis, wild cherry Prunus avium and common ash Fraxinus excelsior. Most of the specimens were recorded as being in the semi mature age class with the remainder of trees being early mature and mature. A proportionally small amount of young trees were surveyed.

The draft proposals are expected to involve the loss of 16 individual trees, the partial removal of four areas of woodlands and the full or partial removal of 35 tree groups and 23 hedgerows totalling 4084m in length.

Two sections of G36, a high quality tree group subject to a tree preservation order, will need removal to facilitate the proposed Western Rail Chord. This group delineates the northern and southern extents of Newton Park Drive and make up a continuous, enclosed avenue to create a high value landscape feature. The avenue will be predominately retained, and the removal will not impact the screening function provided by these trees to Newton Park Farm.



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One high quality tree (T41) which provides high amenity value to Newton Park Farm, is subject to a tree preservation order and is of high arboricultural value due to its age. Moderate to low quality trees T8, T10 and T11 are also at risk of removal in order to facilitate a new footpath. This report provides recommendations on how to ensure the retention of these trees, but in summary, it is advised that a no dig construction approach is used to construct the access track and footpath to protect the RPAs of these trees.

Sections of woodland groups W1, W2, W4 and W5 will require felling to facilitate the Western Rail Chord and associated roads and parking within the Railport. The majority of the trees in these woodland groups will be retained and W1, W4 and W5 will retain their core structure, however, there will be a disconnect through the centre of W2, which will be dissected by the proposed Western Rail Chord.

The majority of tree loss elsewhere in the site consists of predominately low (Category C) with moderate quality (Category B) trees delineating agricultural field boundaries and highways. The majority of the trees screening the site boundaries, delineating Highfield Moss, the existing northern and western railway, Newton Le-Willows and the A579 are to be retained.

The submitted illustrative landscape masterplan presents a comprehensive and integrated response to anticipated tree losses. The strategy includes the creation of new native woodland and scrub habitats within the Main Site, Western Rail Chord, Northern Mitigation Area and Soil Re-use Area as well other landscape areas, contributing to biodiversity enhancement and visual screening. Together, these elements support a cohesive and high-quality landscape framework that complements the site's wider environmental and placemaking objectives.

It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a requirement imposed on the consent.

The proposals are therefore considered broadly consistent with the policies contained within the National Networks National Policy Statement, National Planning Policy Framework, Places for Everyone Plan, Draft Wigan Local Plan, Warrington Local Plan and the St Helens Borough Local Plan which generally support opportunities for the maximisation of tree, hedgerow and woodland planting.



Section 1: Arboricultural Baseline

- 1.1. The site is centred on national grid reference TQ 360385, 395340 and its boundary is demarcated by the red line as shown in the Tree Constraints Plan, Appendix 4.
- 1.2. The eastern section of the Main Site, east of the M6 motorway comprises of predominately low (Category C) to moderate (Category B) trees delineating agricultural field boundaries, highways and railways (the Main Site). The existing tree cover here is generally sparse, with pockets of trees associated with farmsteads and gardens internally, and limited to blocks of boundary woodland at Parkside Liverpool Junction and Highfield Moss to the northern edges of the site.
- 1.3. The Main Site also comprises linear belts of roadside structure planting aligning the site to the south at the M6 embankment corridor, with low-cut hedgerows also aligning portions of the A573 and A579. Naturalised rail line embankment trees are present to the north, comprising a mix of native broadleaved trees including Sycamore and Ash and a network of internal defunct and boxcut intact hedgerows, dominated by hawthorn of generally limited maturity and associated arboricultural value.
- 1.4. Occasional mature trees are present within the Main site, forming an arrangement of scattered roadside high canopy trees. The arrangement of woodland blocks and linear highway / rail line corridor vegetation provides a degree of visual filtering and containment within views into and across the site, with hedgerows forming a network of green linkages and the scattered individual mature tree cover creating 'stepping-stones' of high canopy tree stock across an otherwise open arable landscape.
- 1.5. Where roadside hedgerows are present along the A579, these are low cut and not continuous along the entirety of the site's highway boundary. The principle areas of containment and interlinked tree cover relate to the south along the M6 corridor where a belt of embankment structure planting provides a link between the stand of willow Salix caprea dominated block of woodland at Parkside Liverpool Junction and the length of the southern site boundary.
- 1.6. The Western Rail Chord area, west of the M6 comprises of a higher quality tree stock than the eastern side with trees being of predominately high quality (Category A) to moderate quality (Category B) with scattered low quality (Category C) trees.
- 1.7. The high quality trees are centred around Newton Park Drive and the farmstead buildings within Newtown Park Farm. The trees that delineate the northern and eastern extents of Newton Park Drive make up a continuous, enclosed avenue to create a high value landscape feature offering escapism to the users of the drive. Individual high quality trees were surveyed east of Newton Park Drive and are either within the private, amenity grassed managed gardens of the farmstead buildings or located outside the farmstead boundary and being colonised by low lying scrub. There is also a uniform line of high quality beech trees along the A49 that provide high amenity and landscape value and would strengthen visual containment of the proposed development.
- 1.8. Moderate quality railway structure planting aligns the site to the northern embankment corridor and strengthens habitat connectivity and visual containment with sporadic, non-continuous low to moderate quality trees lining the western railway embankment.
- 1.9. The woodland blocks (W1, W2 and W3) and densely grown tree groups (G45 and G6) to the south of the Western Rail Chord, comprise of semi to early mature trees. These trees enclose the



southern access road and screen the new development works from the western residential plots outside of the draft DCO Order Limits.

1.10. There are scattered low quality, predominately self-seeded individual trees and tree groups located within the Western Rail Chord. These trees offer minor arboricultural value and have limited amenity and landscape value.

Table 2: Survey Methodology and Findings

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on the 19 th and 20 th March 2025 and December 2024. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.		
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 2). 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.		
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together with details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ and tree canopy spreads ⁴ .		
Survey Summary:	A total of 84no. individual trees (trees T1 – T84), 70no. groups of trees (G1 – G70), 30no. of hedges (H1 – H30), and 5no. of woodlands (W1-W5) were identified during the tree survey of the site and its immediate vicinity. Most of the specimens were recorded as largely being in the semi mature age class with the remainder of trees being early mature and mature. A proportionally small amount of young trees were survey. The Western Rail Chord comprises of a higher quality tree stock than the eastern side with trees being of predominately high quality (Category A) to moderate quality (Category B) with scattered low quality (Category C) trees. Occasional mature trees are present within the Main Site, to the east of the M6, forming an arrangement of scattered roadside high canopy trees.		

³ 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.





² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

Table 3. Designations relating to trees

Designation Type	TG Tree Reference Number(s)
Tree Preservation Orders ⁵	T27, T28, T41, T63 T64, T65, T66, T67, T68, T69, T73, T74, T75, T76, T77, T83, T84, G36, G59, W4
Conservation Area ⁶	None
Ancient Woodland ⁷	None
Woodland Habitat ⁸	G36, G57, W1, W2, W4

⁵ Identified following a desktop search of available mapping at the time of writing the report, or via known sources provided to TG such as client supplied order documents / correspondence. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders--general.

⁸ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.



⁶ Identified following a desktop search of available mapping at the time of writing the report. Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders--general.

⁷ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to identify ancient woodland designations on or adjacent to a site.

Section 2: Arboricultural Impact Assessment

Tree Retention and Removal

2.1. Trees to be retained and removed are shown on the Tree Retention and Removal Plan (TRRP) located to the rear of this report. Table 4 below describes the tree losses required to facilitate the development.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss
T3	С	Removal to facilitate the proposed earthworks.
T4	С	Removal to facilitate the proposed earthworks.
T5	С	Removal to facilitate the proposed swale.
Т6	С	Removal to facilitate the proposed Railport.
Т7	С	Removal to facilitate the proposed Western Rail Chord.
T12	С	Removal to facilitate the proposed Railport.
T13	С	Removal to facilitate the proposed Railport.
T14	С	Removal to facilitate the proposed Railport.
T15	В	Removal to facilitate the proposed Railport.
T23	U	Removal for arboricultural purposes regardless of development.
T31	В	Removal to facilitate the proposed earthworks bund.
T46	С	Removal to facilitate the proposed access to North Park Farm.
T55	В	Removal to facilitate the proposed Western Rail Chord.
T59	В	Removal to facilitate the proposed Western Rail Chord.
T60	В	Removal to facilitate the proposed Western Rail Chord.
T61	В	Removal to facilitate the proposed Western Rail Chord.
G1	В	Removal to facilitate the proposed Railport and swale.
G2	С	Removal to facilitate the proposed Railport.
G6	С	Partial removal to facilitate the proposed park trail.
G7	В	Removal to facilitate the proposed Railport.
G8	В	Removal to facilitate the proposed Railport.
G9	С	Removal to facilitate the proposed Railport.



G10	С	Removal to facilitate the proposed Railport.
G11	С	Removal to facilitate the proposed Railport.
G12	С	Removal to facilitate the proposed park trail.
G13	В	Partial removal to facilitate the proposed park trail and foot bridge.
G16	С	Partial removal to facilitate the proposed park trail.
G18	В	Removal to facilitate the proposed Railport.
G21	В	Removal to facilitate the proposed Railport.
G22	В	Partial removal to facilitate the proposed park trail.
G23	С	Partial removal to facilitate the proposed park trail and Railport.
G24	С	Removal to facilitate the proposed park trail and Railport.
G25	С	Removal to facilitate the proposed path.
G28	С	Partial removal to facilitate the proposed Railport.
G29	С	Partial removal to facilitate the proposed Railport.
G30	С	Removal to facilitate the proposed swale.
G33	С	Partial removal to facilitate the proposed Western Rail Chord.
G35	С	Partial removal to facilitate the proposed Western Rail Chord.
G36	А	Partial removal to facilitate the proposed Western Rail Chord.
G37	В	Removal to facilitate the proposed earthworks bund.
G42	С	Partial removal to facilitate the proposed access to North Park Farm.
G43	С	Partial removal to facilitate the proposed access to North Park Farm.
G45	В	Partial removal to facilitate the proposed access to North Park Farm.
G49	С	Partial removal to facilitate the proposed Western Rail Chord.
G53	В	Removal to facilitate the proposed Western Rail Chord.
G55	С	Removal to facilitate the proposed Western Rail Chord.
G56	С	Partial removal to facilitate the proposed Western Rail Chord.
G57	В	Partial removal to facilitate the proposed Western Rail Chord.
G58	С	Partial removal to facilitate the proposed Western Rail Chord.
G65	С	Partial removal to facilitate the proposed Western Rail Chord.
G66	В	Partial removal to facilitate the proposed Western Rail Chord.
H1	С	Removal of 106m of hedgerow to facilitate the proposed Railport.



H3	С	Removal of 40m of hedgerow to facilitate the proposed Western Rail Chord.
H4	С	Removal of 8m of hedgerow to facilitate the proposed Railport.
H5	С	Removal of 74m of hedgerow to facilitate the proposed Railport .
Н6	С	Partial removal 645m of hedgerow to facilitate the proposed Western Rail Chord, Railport and park trail.
H7	С	Removal 255m of hedgerow to facilitate the proposed Railport.
H8	С	Removal of 241m of hedgerow to facilitate the proposed Railport.
H9	С	Partial removal of 33m of hedgerow to facilitate the proposed Railport.
H10	С	Removal of 524m of hedgerow to facilitate the proposed Railport.
H11	С	Partial removal of 28m of hedgerow to facilitate the proposed path.
H12	С	Removal to 46m of hedgerow facilitate the proposed swale.
H13	С	Partial removal 475m of hedgerow to facilitate the proposed Railport and the park trail.
H16	С	Partial removal of 37m of hedgerow to facilitate the proposed Railport.
H18	С	Removal of 70m of hedgerow to facilitate the proposed Railport.
H20	С	Partial removal of 55m of hedgerow to facilitate the proposed Railport.
H21	С	Removal of 194m of hedgerow to facilitate the proposed swale and Railport.
H22	С	Removal of 147m of hedgerow to facilitate the proposed Railport.
H23	В	Removal of 116m of hedgerow to facilitate the proposed Railport.
H24	В	Removal of 116m of hedgerow to facilitate the proposed Railport.
H25	С	Removal of 152m of hedgerow to facilitate the proposed Railport.
H26	С	Removal of 152m of hedgerow to facilitate the proposed Railport.
H27	С	Removal of 404m of hedgerow to facilitate the proposed Railport.
H30	В	Removal of 166m of hedgerow to facilitate the proposed Railport.
W1	В	Partial removal to facilitate the proposed Western Rail Chord.
W2	В	Partial removal to facilitate the proposed Western Rail Chord.
W4	В	Partial removal to facilitate the proposed Western Rail Chord.
W5	В	Partial removal to facilitate the proposed Western Rail Chord and Railport.
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Tree Pruning Works

2.2. Table 5 below details pruning works to retained trees to facilitate the proposed development and for remedial purposes.



Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
T41	А	Crown lift the southern canopy to 3m from ground level to provide clearance from the proposed no dig new access road.

New Tree Planting

2.3. The Illustrative Landscape Masterplan presents a comprehensive and integrated response to anticipated tree losses. The strategy includes the creation of new native woodland and scrub habitats within the DCO Site, contributing to biodiversity enhancement and visual screening. Together, these elements support a cohesive and high-quality landscape framework that complements the site's wider environmental and placemaking objectives.

Works within Root Protection Areas

- 2.4. Works required within the RPAs of trees to facilitate the demolition and construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.
- 2.5. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be a requirement of the consent should it be granted.

Table 6: Works within RPAs

Tree Number	Description of work	Protective measures
Proposed New f	Access to Park Farm	
T8 (C)	4% incursion of the proposed park trail within the extremities of the	No-dig construction approach.
	RPA.	Permeable specification.
T10 (B)	1% incursion of the proposed park trail within the extremities of the RPA.	Non-invasive edge supports.
T11 (B)	10% incursion of the proposed park trail within the extremities of the RPA.	Surfaces requiring de-icing - impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed
T41 (A)	12% incursion of access track within the RPA.	away from the RPA.

Long-term Tree Management and Social Proximity

2.6. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.



- 2.7. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.
- 2.8. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings or associated car parking and service yards and amenity spaces. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development.
- 2.9. Ongoing management will be required to W1, W2, W4, W5, G33, G36, G56, G57 and G66 to avoid future canopy encroachment over the Western Rail Chord. This should be in line with the tree management practices of the rail port operator who will be responsible for the management of the rail lines within the Main Site.

Construction Mitigation

- 2.10. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.
- 2.11. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as recommended by BS5837. Should consent be granted, this can be secured by a requirement of the DCO, to be submitted to, and approved by, the local planning authorities prior to the commencement of development of each phase.
- 2.12. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items:
 - A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 2.13. The proposed development will result in the partial loss of several arboricultural features that make notable contributions to the site's visual amenity and value, particularly group G36 and woodland groups W1, W2, W4, and W5. This loss is necessary to accommodate the construction of the proposed development, which requires either the removal or division of sections of these features. Beyond these areas, tree removal will be limited to specimens of low to moderate quality located within the site.
- 2.14. To mitigate for this tree removal, the submitted landscape design proposals present a comprehensive and integrated response to anticipated tree losses. The strategy includes the creation of new native woodland and scrub habitats within the DCO Site, contributing to biodiversity enhancement and visual screening. Together, these elements support a cohesive and high-quality landscape framework that complements the site's wider environmental and placemaking objectives.



- 2.15. The proposals are therefor considered broadly consistent with the policies contained within the National Networks National Policy Statement, National Planning Policy Framework (NPPF), St Helens Borough Local Plan, Places for Everyone Plan, Draft Wigan Local Plan, Adopted Wigan Local Plan and the Warrington Local Plan which generally support opportunities for the maximisation of tree, hedgerow and woodland planting.
- 2.16. Further work is recommended to include an Arboricultural Method Statement through a requirement of the Development Consent Order.



Appendix 1: Planning Policy Relating to Trees

Policy	Policy	Policy Wording / Description
Document	References	
National Networks National Policy Statement	Paragraph 5.195	"Existing trees and woodlands should be retained where possible. The applicant should assess the impacts on, and loss of, all trees and woodlands within the project boundary and avoid and mitigate for any direct and indirect effects and any risk of net deforestation as a result of the scheme (Irreplaceable Habitats require separate consideration 5.57-5.58). Mitigation may include the use of buffers to enhance resilience, improvements to connectivity, and improved woodland management. Where woodland loss is unavoidable, compensation schemes will be required, and the long-term management and maintenance of newly planted trees should be secured. Opportunities for tree planting and woodland creation should be maximised."
	Paragraph 5.62 and 5.63	"Ancient woodland and ancient and veteran trees are irreplaceable habitats. England's ancient woodlands and ancient and veteran trees support high levels of biodiversity. They are home to a quarter of England's priority species for conservation and once lost they cannot be recreated. They also deliver many ecosystem services including clean water and healthy soils, carbon storage, support for people's wellbeing and their long-standing cultural values. The Keepers of Time published in 2022 updates the government's policy to recognise the value of England's ancient and native woodlands and ancient and veteran trees. It restates the government's commitment to evaluate the threats facing these habitats and sets out updated principles and objectives to protect and improve these habitats for future generations. The Secretary of State should not grant development consent for any development that would result in the loss or deterioration of irreplaceable habitats including ancient woodland and ancient and veteran trees unless there are wholly exceptional reasons (for example, where the public benefit would clearly outweigh the loss
	Paragraph 5.66, 5.67	example, where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists." "Development proposals provide many opportunities for incorporating beneficial biodiversity or geological features as part of good design. Nature contributes to the quality of a place, to people's quality of life, the attractiveness of active travel routes and movements, and it is a critical component of well-designed development. Road and rail projects can also play a part in meeting government tree planting and nature recovery targets through partnership working with adjoining landowners, delivering biodiversity, carbon offsetting and social benefits. Consideration should be given to the impacts on, and improvement to, habitats and species in, around and beyond developments, for wider ecosystem services and natural capital benefits, relevant to the local area and communities. The value of linear infrastructure and its footprint in supporting biodiversity and



		connecting habitats ecosystems should also be taken into account.
		Local nature recovery strategies will identify opportunities to create or enhance habitat likely to have greatest benefit to biodiversity and wider environmental improvement. Consideration should also be given to national priorities and targets, such as tree planting, woodland creation and protecting long established woodlands.
		When considering proposals, the Secretary of State should consider whether the applicant has maximised such opportunities and enhancement of wider biodiversity, in and around developments. The Secretary of State may use requirements or planning obligations where appropriate in order to ensure that such beneficial features are delivered, and ongoing management and maintenance secured."
	Paragraph 5.167	"Depending on the topography of the surrounding terrain and areas of population, it may be appropriate to undertake landscaping off-site, although if such landscaping was proposed to be consented by the Development Consent Order, it would have to be included within the order limits for that application. For example, filling in gaps in existing tree and hedge lines would mitigate the impact when viewed from a more distant vista."
National Planning Policy Framework	Section 12, paragraph 13	"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".
	Section 15, paragraph 187	This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
	Section 15, paragraph 188	This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".



	Section 15, paragraph 193	This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity 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".
	Section 15, paragraph 193 (c)	This paragraph 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".
St Helens Borough Local Plan	Policy LPC10: Trees and Woodland	 "1. The Council will, working where necessary with the Mersey Forest and other partner organisations, seek to increase the extent of tree cover across the Borough and to protect and enhance the multi-purpose value of trees, woodlands, and hedgerows. 2. New development, as appropriate having regard to its scale
		and nature, will be required to include the planting of new trees, woodlands, hedgerows and / or financial contributions towards off-site provision. Arrangements should be made for any tree(s) or hedgerow(s) that are planted to be replaced in the event of failure or damage within a prescribed period.
		3. Proposals for new development will only be permitted if they would conserve, enhance and / or manage existing trees, woodlands, and hedgerows as appropriate, for example by being laid out to provide adequate spacing between existing trees and buildings and including long term management proposals.
		4. Any development proposal that would affect a site containing tree(s) or woodland must be accompanied by a tree survey and an arboricultural constraints/implications report, produced to the current British Standard, to enable the effect of the development on the tree(s) to be properly assessed and appropriate tree protection measures to be identified. Any approved tree protection measures must then be maintained throughout the period of any demolition and / or construction works.
		5. Development resulting in the loss or deterioration of any area of ancient woodland or of any ancient or veteran tree will be refused unless there are wholly exceptional circumstances in which the need for, and benefits of, the development would clearly outweigh any resultant loss and a suitable mitigation strategy exists.
		6. Development proposals should be designed and laid out in a manner that would retain any tree subject to a Tree Preservation Order, any other protected tree, any other tree of value including any veteran tree, trees of value as a group, any tree of substantive heritage value or any length of hedgerow, unless it can be justified for good arboricultural reasons or there is a clearly demonstrated public benefit that would outweigh the value of the tree(s) and or hedgerow(s). Where any tree is justifiably lost its replacement will normally be required on at least a 2 for 1 ratio, with impacts on woodlands mitigated in line with Policy LPC06. Any tree(s) planted must be replaced in the event of failure or damage during a prescribed period. St Helens Borough Local Plan up to 2037 139



		7. Proposals that would enhance the value and / or contribution of woodland in respect of recreational or educational needs; health; the landscape or townscape; heritage; biodiversity; tourism; and / or economic regeneration will be supported."
Places for Everyone Plan	Policy JP-G7	We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.
		This will be done through local planning and associated activities such as:
		1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;
		2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees;
		3. Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;
		4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation;
		5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre;
		6. Considerably increasing the provision of street trees within urban areas;
		7. Promoting the provision of community orchards to increase fruit consumption;
		8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber;
		9. Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience;
		10. Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures;
		11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more



effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration; And through development as follows: 12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and 13. Protecting trees and woodland during the construction phase of development." Draft Wigan Policy EN2: "Green Infrastructure in Wigan Borough comprises a network of Local Plan Development multifunctional natural assets, the priority locations of which are and green highlighted in Policy EN1 Our Natural Environment. infrastructure The Council will work with partner organisations, local communities and developers to: 1. Expand tree cover in appropriate locations across the borough to improve landscape character, water and air quality and the value of trees to wildlife. 2. Strengthen and expand the network of wildlife sites, corridors and stepping stone habitats to secure a net gain in biodiversity and support the delivery of the Nature Recovery Network. Developers will be required to provide long-term management arrangements for new and existing green infrastructure within development sites, proportional to the scale and roles of the green infrastructure within the site. Development should contribute to, or provide opportunities to enhance the function of, existing green infrastructure and its connectivity from residential areas, town and local centres, employment areas and other open spaces, in line with priorities and actions set out in the Greater Manchester Local Nature Recovery Strategy. Development that would result in the loss, fragmentation or isolation of green infrastructure assets will only be permitted where it can be demonstrated that: a. Appropriate protection or retention of green infrastructure assets cannot be achieved; and b. The development would bring benefits that would override the resultant harm; and c. There are no realistic alternatives to the proposed development that would avoid such harm.



Wigan Local Plan Core Strategy – Adopted September 2013	Policy SP 2	An operation and maintenance plan must also be included which satisfactorily demonstrates that the green features will be successfully retained throughout the life of the development. Development that would result in the loss of, or damage to trees, woodlands and/or hedgerows of significant amenity, screening, wildlife or historical value will only be permitted when the benefits of the development would clearly outweigh the loss or damage to the trees, woodlands and/or hedgerows, and the development cannot reasonably be located elsewhere. Development which would cause the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will not be permitted unless significant, exceptional reasons are demonstrated, and significant compensatory measures are provided." On adoption of the Places for Everyone Plan in March 2024, a number of policies in the Wigan Local Plan Core Strategy were replaced and no longer form part of the Development Plan for Wigan Borough. These former policies are shown struck through in this document. The only remaining policies that relate to trees within this document relate to trees within the town and local centres which states: "Wigan is our principal town centre and has an important subregional role. It will be enhanced as the prime location for shopping, offices, education, leisure, entertainment, arts, tourism and cultural uses serving the west and centre of the borough and its wider hinterland. Our subsequent local plan will review the town centre boundary and will contain detailed policies to:
		4. Improve the quality of the town's streets and spaces, including the planting of street trees."
Warrington Local Plan	Policy DC6 - Quality of Place	"Good design should be at the core of all development proposals having regard to the following principles: c. Provide for new open space and landscaping, including the provision of street trees, which enhances and/or provides mitigation against loss of biodiversity and assists with the physical and visual integration of new development in accordance with Policies DC3 to DC5"



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U		ect, such that their early loss is expected due to collapse, incl n, the loss of companion shelter cannot be mitigated by pru		
Those in such a condition that they cannot realistically be retained as living trees in the context of the	Trees that are dead or are showing signs of significar	nt, immediate, and irreversible overall decline.		DARK RED
current land use for longer than 10 years	' " "	nealth and/or safety of other trees nearby or very low-quality on servation value which it might be desirable to preserve)	y trees suppressing adjacent trees of better quality.	
TREES TO BE CONSIDERED FOR RETER	NTION			
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 semiformal 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
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 3: Tree Survey Schedule



Tree	Tree Common Species Number Name	•	runk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837	Comments/Preliminary Management Recommendations	RPA	Root Protection
Number	name	(m)	stem count	(mm)	Ν	Е	S	W	(m)		Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
T1	Pedunculate oak	7m	245		4.00	4.00	4.00	4.00	4.00	Semi- mature	Good	Good	C1, 2	Semi mature specimen located on the northern boundary of the site. Single stem, forms structural canopy at c.3m. Radial canopy with good shape and form, moderate future potential.	3.0	28.3
T2	Pedunculate oak	10m	345		4.00	4.00	4.00	4.00	4.00	Semi- mature	Good	Good	C1, 2	Semi mature specimen located on the northern boundary of the site. Single stem, forms structural canopy at c.3m. Radial canopy with good shape and form, moderate future potential. Situated on fence line parallel with railway line.	4.2 I	55.4
T3	Pedunculate oak	6m	245		4.00	4.00	4.00	4.00	4.00	Young	Good	Good	C1, 2	Young specimen located on the northern boundary of the site. Single stem, forms structural canopy at c.3m. Radial canopy with good shape and form, moderate future potential. Situated on fence line parallel with railway line.		28.3
T4	Pedunculate oak	8m	220		4.00	4.00	4.00	4.00	1.50	Young	Good	Good	C1, 2	Young specimen located on the northern boundary of the site. Single stem, forms structural canopy at c.3m. Radial canopy with good shape and form, moderate future potential. Situated beyond fence line within railway line.		22.9
T5	Common hawthorn	6m	315		2.50	4.00	2.50	4.00	0.75	Semi- mature	Good	Good	C1, 2	Semi mature specimen located on the access track leading into property situated within the site, towards the northwestern boundary.	3.9	47.8
T6	Common lime	15m	1200		7.50	7.50	7.50	7.50	2.50	Mature	Good	Good	C1, 2	Mature specimen located on the boundary of the property situated within the site towards the northwestern boundary. Single stem, dense epicormic growth associated with the base and scaffold. Radial canopy with good shape and form, of moderate future potential.	14.4	651.4
17	Wild cherry	12m	705		8.00	7.00	8.00	8.00	2.00	Early- mature	Good	Good	C1, 2	Early mature specimen located towards the northern boundary of the site. Single stem, bifurcates at c.1m. Minor deadwood associated with the canopy Specimen otherwise appears healthy with moderate future potential.	8.4	221.7



Tree Number	Tree Common Species Number Name	Height Tr (m)	unk Diameter and stem count	Mean Diameter	С	rown S	pread (m)	Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection
110111001	riame	()	300111 00 0110	(mm)	Ν	Е	S	W	(m)		Corrantion	Correlein	ourogorg	, teeeeeeee.	rtaaras (rri)	Area (m2)
Т8	Common ash	12m	410		5.50	5.50	5.50	4.50	4.00	Early- mature	Good	Good	C1, 2	Early mature specimen located on the northwest boundary of the site. Single stem, forms structural canopy at c.3m. Radial canopy with good shape and form, telephone line associated with the canopy. Of limited arboricultural merit.	4.8	72.4
Т9	Pedunculate oak	7m	265		5.00	2.00	2.00	2.00	1.50	Semi- mature	Fair	Fair	C1, 2	Semi mature specimen located on the northwest boundary of the site. Single stem, canopy biased to the north. Tree is suppressed by the neighbouring specimens.	3.3	34.2
T10	Pedunculate oak	12m	943		9.00	11.00	11.00	7.00	6.00	Mature	Good	Good	B1, 2	Mature specimen located on the northwest boundary of the site. Single stem, forms structural canopy at c.2.5m. Canopy to the southwest has been heavily pruned to allow vehicle clearance along Parkside Road. Due to pruning works there is dense ivy associated with the scaffold. Tree otherwise appears healthy with good future potential.	e 11.4	408.3
T11	Pedunculate oak	12m	925		9.00	10.50	11.00	7.00	6.00	Mature	Good	Good	B1, 2	Mature specimen located on the northwest boundary of the site. Single stem, bifurcates at c.2.5m. Canopy to the southwest has been heavily pruned to allow vehicle clearance along Parkside Road. Due to pruning works there is dense ivy associated with the scaffold. Tree otherwise appears healthy with	11.1	387.1
T12	Pedunculate oak	12m	715		7.00	12.00	10.50	7.00	6.00	Mature	Good	Fair	C1, 2	and future potential Mature specimen located on the northwest boundary of the site. Single stem, bifurcates at c.4.5m. Canopy is biased to the east, southern extent of canopy has a snapped, suspended limb. Epicormic growth associated with the scaffold. Tree otherwise appears healthy with moderate future potential. Semi mature specimen located on the		237.8
T13	Pedunculate oak	12m	350		2.00	3.00	2.00	3.00	4.00	Semi- mature	Good	Good	C1, 2	Semi mature specimen located on the western boundary of the site. Single stem has been pruned heavily to allow for vehicle clearance along Parkside Road. Dense epicormic growth associated with the scaffold. Of limited arboricultural merit.	4.2	55.4



Tree Number	Common Species Name	Height T (m)	runk Diameter and stem count	Mean Diameter (mm)	C N	rown S E	pread (S	m) W	Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
T14	Sycamore	12m	572		5.00	5.00	5.00	5.00	(m) 5.00	Early- mature	Good	Good	C1	Early mature specimen located within the site, situated within H6, component to the boundary screen, of moderate value.	6.9	149.6
T15	Pedunculate oak	12m	960		7.00	7.00	7.00	7.00	5.00	Early- mature	Good	Good	B1	Early mature specimen located within the site. Single stem, forms structural canopy at c.2.5m. Epicormic growth associated with the scaffold. Radial canopy with good shape and form, situated between H7. Good future potential.	11.4	408.3
T16	Pedunculate oak	7m	250		3.00	3.00	3.00	3.00	4.50	Semi- mature	Fair	Fair	C1, 2	Semi mature specimen located on the eastern boundary, bifurcates at c.1m. Sparse canopy, minor deadwood associated with the canopy. Of limited arboricultural merit.	3.0	28.3
T17	Pedunculate oak	10m	690		7.00	8.00	7.00	5.00	4.50	Early- mature	Good	Good	B1, 2	arboricultural merit. Early mature specimen located on the northern boundary of the site. Situated within G19. Single stem, forms structural canopy at c.5m. Radial canopy with good shape and form, minor deadwood associated with the canopy. Good future	8.4	221.7
T18	Pedunculate oak	8m	455		2.00	2.00	2.00	2.00	5.00	Semi- mature	Fair	Fair	C1, 2	potential. Semi mature specimen located within the site. Situated within H13. Single stem, epicormic growth associated with the scaffold minimal canopy. Canopy showing signs of dieback, specimen is of low arboricultural merit. Early mature specimen located on the	5.4	91.6
T19	Common ash	12m	624		5.00	5.00	7.00	5.00	4.50	Early- mature	Good	Good	C1, 2	eastern boundary of the site. Visible from Winwick Rd heading northeast and southwest. Twin stemmed specimen, minor epicormic growth associated with the scaffold, moderate deadwood associated with the canopy. Tree otherwise appears healthy, is of low	7.5	176.7
T20	Pedunculate oak	4m	200		2.50	2.50	2.50	2.50	1.50	Young	Good	Good	C1, 2	arboricultural merit.	2.4	18.1
T21	Silver birch	12m	410		4.00	4.00	4.00	4.00	3.00	Semi- mature	Good	Good	C1, 2	Young specimen located beyond the southwest boundary. Situated on motorway embankment. Single stem, bifurcates at c.2.5m. Radial canopy with good shape and form. Tree appears healthu.	4.8	72.4



Tree	Tree Common Species Number Name	•	Trunk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	3	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
T22	Elder	7m	315		4.00	4.00	4.00	4.00	3.00	Semi- mature	Good	Good	C1, 2	Young specimen located beyond the southwest boundary. Situated on motorway embankment. Single stem, bifurcates at c.0.5m. Radial canopy with good shape and form. Tree appears healthu.	3.9	47.8
T23	Sycamore	7m	550		4.00	4.00	4.00	7.00	3.00	Semi- mature	Poor	Poor	U2	Young specimen located on the western boundary. Component of G28. Large buttress roots with signs of unsympathetic pruning associated with the base. Single stem, forms structural canopy at c.6m. significant dieback associated with the canopy. Canopy is biased to the west. Specimen is in poor condition and of no arboricultural merit	6.6	136.8
T24	Now felled	-	-	-	-	-	-	-	-	-	-	-	-		-	-
T25	Now felled	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
T26	Common Oak (Quercus robur)	11.5(1)	285(1)	285	4.50	4.50	4.50	4.50	1.00	Semi Mature	Good	Good	B2	Plotted by eye on plan. Location estimated. Located on periphery of wider group. Inaccessible: diameter estimated.	3.4	37
T27	Sycamore (Acer pseudoplatanus)	10(1)	275(1)	275	4.50	4.50	4.50	2.00	1.00	Early Mature	Fair	Good	C12	Downgraded due to limited life expectancy. Plotted by eye on plan. Location estimated. Heavy foliar infection. Diameter estimated.	3.3	34
T28	Beech (Fagus sylvatica)	14(3)	800(1)	800	7.00	9.00	7.00	6.00	3.00	Mature	Good	Good	A12	Good quality with high landscape value. Inaccessible. Plotted by eye on plan. Stem divides above 1.5m. Ivy on stem. Regularly crown reduced. Inaccessible: diameter estimated.	9.6	290
T29	Common Oak (Quercus robur)	10(3)	750(1)	750	5.00	5.00	5.00	5.00	3.00	Mature	Good	Good	B2	Mature specimen located within managed boundary hedge. Not accessed to inspect in detail. Plotted by eye on plan. Inaccessible: diameter estimated.	9.0	255
Т30	Common Oak (Quercus robur)	10(3)	750(1)	750	5.00	5.00	5.00	5.00	3.00	Mature	Good	Good	B2	Mature specimen located within managed boundary hedge. Not accessed to inspect in detail. Plotted by eye on plan. Inaccessible: diameter estimated	9.0	255
T31	Sycamore (Acer pseudoplatanus)	10(3)	350, 300, 280(3)	539	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Fair	B2	Multiple stems at ground level. Included bark present in main fork. Mature specimen located within managed boundary hedge. Not accessed to inspect in detail. Inaccessible: diameter estimated.	6.5	132
T32	Hawthorn (Crataegus monogyna)	7(1)	120(1)	120	1.50	1.50	1.50	1.50	1.00	Semi Mature	Fair	Fair	C12	Located within boundary hedge. Likely outgrown from hedgerow. Diameter is estimated average.	1.4	7



Tree	Tree Common Species Number Name	_	Trunk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	J	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
T33	Hawthorn (Crataegus monogyna)	7(1)	165(1)	165	1.50	1.50	1.50	1.50	1.00	Semi Mature	Fair	Fair	C12	Located within boundary hedge. Likely outgrown from hedgerow. Diameter estimated.	2.0	12
T34	Field Maple (Acer campestre)	7(1)	180(1)	180	1.50	1.50	1.50	1.50	1.00	Semi Mature	Fair	Fair	C12	Located within boundary hedge. Likely outgrown from hedgerow. Diameter estimated.	2.2	15
T35	Sycamore (Acer pseudoplatanus)	8(1)	220(1)	220	2.50	2.50	2.50	2.50	1.00	Semi Mature	Good	Fair	C12	Located within boundary hedge. Likely outgrown from hedgerow. Diameter estimated.	2.6	22
T36	Ash (Fraxinus excelsior)	3m	75(1)	75	1.50	1.50	1.50	1.50	1.00	Young	Fair	Fair	C1	Self set.	1	3
T37	Hawthorn (Crataegus monogyna)	3m	75(1)	75	1.50	1.50	1.50	1.50	1.00	Young	Fair	Fair	C1	Self set.	1	3
T38	Sycamore (Acer pseudoplatanus)	13m	320, 360, 340, 320(4)	671	6.00	6.00	6.00	6.00	1.00	Early Mature	Good	Good	B2	Good form. Early stages of a compression fork. Open grown.	8	204
T39	Goat Willow (Salix caprea)	13m	870(1)	870	8.00	8.00	8.00	8.00	1.00	Mature	Good	Good	B1	Excellent form and size. Mechanical damage lower stem. Minor deadwood. Self set young sycamore and birch in the RPA.	10	342
T40	Silver Birch (Betula pendula)	12m	465(1)	465	5.00	2.00	5.00	5.00	1.00	Early Mature	Good	Fair	B1	Outcompeted by adjacent willow. Distorted canopy.	6	98
T41	Sycamore (Acer pseudoplatanus)	23m	1600(1)	1600	12.00	12.00	12.00	12.00	1.00	Mature	Good	Good	A12	Exceptional form and size. Hollow cavity with good occlusion on the east side of the central leader providing excellent habitat potential. Understory of elder. Amenity to the adjacent residential	15	707
T42	Goat Willow (Salix caprea)	10m	400, 350, 350, 350, 250, 250, 250(7)	846	7.00	7.00	7.00	7.00	0.30	Mature	Good	Good	B1	Former coppice. Good form. Open grown. Low canopy union.	. 10	324
T43	Hawthorn (Crataegus monogyna)	6m	250(1)	250	2.00	2.00	2.00	2.00	0.50	Mature	Good	Good	B1	Self set. Established. Bramble colonising.	3	28
T44	Hawthorn (Crataegus monogyna)	6m	250(1)	250	2.00	2.00	2.00	2.00	0.50	Mature	Good	Good	B1	Self set. Established. Bramble colonising.	3	28
T45	Hawthorn (Crataegus monogyna)	4m	200(1)	200	2.50	2.50	2.50	2.50	0.50	Mature	Good	Good	B1	Good form open grown.	2	18
T46	Hawthorn (Crataegus monogyna)	4m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Mature	Good	Good	C1	Good form open grown.	1	5
T47	Hawthorn (Crataegus monogyna)	4m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Mature	Good	Good	C1	Good form open grown.	1	5
T48	Hawthorn (Crataegus monogyna)	4m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Mature	Good	Good	C1	Good form open grown.	1	5



Tree Number	Common Species Name	Height ⁻ (m)	Trunk Diameter and stem count	Mean Diameter	С	rown S	pread (m)	Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection
Nomber	rvarrie	(111)	Stern coorte	(mm)	Ν	Е	S	W	(m)		Condition	Condition	categorg	Recommendations	rtadios (III)	Area (m2)
T49	Hawthorn (Crataegus monogyna)	4m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Mature	Good	Good	C1	Good form open grown.	1	5
T50	Common Oak (Quercus robur)	3m	50(1)	50	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C1	Self set.	1	1
T51	Common Oak (Quercus robur)	13m	460(1)	460	5.00	4.00	4.00	4.00	3.00	Early Mature	Good	Fair	B1	Crown lifted. Sounds occluding well. Stand out tree from the group.	6	96
T52	Hawthorn (Crataegus monogyna)	4m	200(1)	200	2.50	2.50	2.50	2.50	0.50	Mature	Good	Good	B1	Good form open grown.	2	18
T53	Common Oak (Quercus robur)	3m	50(1)	50	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C1	Self set.	1	1
T54	Common Oak (Quercus robur)	10m	470(1)	470	7.00	7.00	7.00	7.00	1.00	Early Mature	Good	Good	B1	Good form and size. Self set birch and goat willow within the RPA.	6	100
T55	Silver Birch (Betula pendula)	12m	375(1)	375	3.50	3.50	3.50	3.50	1.00	Early Mature	Good	Good	B1	Good form. Open grown.	5	64
T56	Goat Willow (Salix caprea)	11m	150, 150, 150, 150, 150, 100, 100, 100, 100, 100 (10)	403	2.50	2.50	2.50	2.50	2.00	Early Mature	Fair	Fair	C1	Growing into boundary fence. Unsuitable for long term establishment in current location.	5	74
T57	Beech (Fagus sylvatica)	9m	300, 210(2)	366	4.00	4.00	4.00	3.00	0.40	Semi Mature	Good	Fair	B1	Early stages of a compression union. Debarking in the upper leaders. Symmetric canopy.	4	61
T58	Silver Birch (Betula pendula)	12m	175(1)	175	3.00	3.00	3.00	3.00	2.50	Semi Mature	Good	Good	B1	Good form. Understory of young self set birch.	2	14
T59	Common Oak (Quercus robur)	10m	375(1)	375	6.00	6.00	6.00	6.00	0.50	Early Mature	Good	Good	B1	Good form and size. Open grown. Minor deadwood. Young self set birch in the RPA extremities.	5	64
T60	Common Oak (Quercus robur)	6m	220(1)	220	3.00	3.00	2.00	2.00	1.00	Semi Mature	Good	Fair	B1	80 degree lean North east with self set young birch within the RPA.	3	22
T61	Common Oak (Quercus robur)	6m	300, 200, 200(3)	412	6.00	6.00	6.00	6.00	0.50	Semi Mature	Good	Good	B1	Good form. Open grown. Understory of birch and willow in the RPA extremities.	5	77
T62	Common Oak (Quercus robur)	12m	565(1)	565	5.00	5.00	5.00	5.00	2.50	Early Mature	Good	Good	B1	Good form. Hallow thinned. Minor deadwood from self pruning. Young birch and willow in the extremities of the RPAs.		144
T63	Sycamore (Acer pseudoplatanus)	23m	1060(1)	1060	10.00	8.00	10.00	11.00	5.00	Mature	Good	Good	A1	Exceptional form and size. Historical Crown lifting. Minor deadwood. Elder understory.	13	508
T64	Sycamore (Acer pseudoplatanus)	15m	440(1)	440	5.00	7.00	5.00	3.00	3.50	Semi Mature	Fair	Fair	B1	Distorted form due to competition. 80 degree lean East. Elder understory.	5	88
T65	Sycamore (Acer pseudoplatanus)	8m	545(1)	545	3.00	3.00	3.00	3.00	2.50	Early Mature	Fair	Poor	A1	Torn out Central leader leaving a 4m hollow stem with deadwood, cavities, beetle holes. New growth appears healthy with over ten epicormic stems creating a retrenched canopu.	7	134



Tree Number	Tree Common Species Number Name	Height (m)	Trunk Diameter and stem count	Mean Diameter	С	rown S	pread (m)	Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection
TTOTTIBET	rvarre	(111)	300111 000110	(mm)	Ν	Е	S	W	(m)		Condition	Corrainori	categorg	Keesminendadens	rtaaros (m)	Area (m2)
T66	Sycamore (Acer pseudoplatanus)	15m	630(1)	630	7.00	8.00	6.00	2.00	3.00	Mature	Fair	Fair	A1	Specimen has four hollow cavities three of which connect internally in the upper half of the main stem. The lower cavity hosts a fungal body. Signs of early retrenchment. Exceptional habitat potential. Elder understoru.	8	180
T67	Sycamore (Acer pseudoplatanus)	16m	650(1)	650	6.00	3.00	5.00	3.00	4.00	Early Mature	Fair	Fair	B1	Partially etiolated. Cavity going down on the lower northern stem. Kretchmeria surveyed lower Western stem. Canopy vitality is good.	8	191
T68	Sycamore (Acer pseudoplatanus)	18m	610(1)	610	7.00	6.00	7.00	6.00	5.00	Mature	Good	Good	B1	Partially etiolated. Minor epicormic.	7	168
T69	Sycamore (Acer pseudoplatanus)	15m	540(1)	540	5.00	3.00	6.50	7.00	1.00	Mature	Good	Fair	B1	Canopy distorted by adjacent tree. Good vitality. Elder understory.	6	132
T70	Common Oak (Quercus robur)	5m	190(1)	190	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Good	B1	Good form. Open grown.	2	16
T71	Common Oak (Quercus robur)	5m	190(1)	190	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Good	B1	Good form. Open grown.	2	16
Т72	Sycamore (Acer pseudoplatanus)	15m	250, 250, 250, 200, 150, 150(6)	522	4.00	4.00	4.00	4.00	6.00	Early Mature	Good	Fair	B1	Symmetric canopy. Growing out of the road embankment and screening. Crown lifted. 2m above site surface level. Hawthorn understory	6	123
T72	Beech (Fagus sylvatica)	24m	1250(1)	1250	12.00	12.00	12.00	12.00	9.00	Mature	Fair	Fair	A1	No access due to bramble. Exceptional form and size. Heavily ivy covered stem diameter estimated. Removal of ivy will enhance condition.	15	707
T73	Beech (Fagus sylvatica)	24m	1250(1)	1250	12.00	12.00	12.00	12.00	9.00	Mature	Fair	Fair	A1	No access due to bramble. Exceptional form and size. Heavily ivy covered stem diameter estimated. Removal of ivy will enhance condition.	15	707
T74	Sycamore (Acer pseudoplatanus)	22m	850(1)	850	7.00	7.00	7.00	7.00	5.00	Mature	Good	Good	A1	Exceptional form and size. Landscape feature within a residential garden. No access. Open grown.	10	327
T75	Sycamore (Acer pseudoplatanus)	22m	850(1)	850	7.00	7.00	7.00	7.00	5.00	Mature	Good	Good	A1	Exceptional form and size. Landscape feature within a residential garden. No access. Open grown.	10	327
T76	Sycamore (Acer pseudoplatanus)	22m	850(1)	850	7.00	7.00	7.00	7.00	5.00	Mature	Good	Good	A1	Exceptional form and size. Landscape feature within a residential garden. No access. Open grown.	10	327
T77	Sycamore (Acer pseudoplatanus)	22m	700(1)	700	7.00	7.00	7.00	7.00	5.00	Mature	Good	Good	A1	Exceptional form and size. Landscape feature within a residential garden. No access. Open grown.	8	222
T78	Crack Willow (Salix fragilis)	8m	900(1)	900	5.00	5.00	5.00	5.00	1.50	Mature	Good	Fair	B12	Coppiced. Good form. No access. Stand out tree in group.	11	366
T79	Sycamore (Acer pseudoplatanus)	10m	370(1)	370	5.00	3.00	5.00	5.00	1.00	Semi Mature	Good	Good	B1	Open grown. Good form.	4	62
T80	Hawthorn (Crataegus monogyna)	4m	200(1)	200	2.50	2.50	2.50	2.50	0.50	Mature	Good	Good	B1	Good form open grown.	2	18



INTERMODAL LOGISTICS PARK (ILP) NORTH

Tree	Common Species	•	Trunk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)		Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
T81	Sycamore (Acer pseudoplatanus)	13m	780(1)	780	6.00	6.00	6.00	6.00	0.50	Mature	Fair	Good	B1	Good form. Open grown. Heavily ivy covered.	9	275
T82	Sycamore (Acer pseudoplatanus)	12m	250, 100, 75(3)	280	5.00	4.00	5.00	2.00	2.00	Semi Mature	Fair	Fair	C1	Growing out of fence boundary. Unsuitable for long term establishment in current location.	3	35
Т83	Sycamore (Acer pseudoplatanus)	21m	875(1)	875	8.00	9.00	8.00	6.00	5.00	Mature	Good	Fair	A1	Exceptional form and size. Crown lifted. Pruning cuts with good occlusion. One hollow cavity on the North Eastern side of the stem providing good habitat potential. Over 75 percent holding wood still present.	- 11	346
T84	Beech (Fagus sylvatica)	24m	1250(1)	1250	12.00	12.00	12.00	12.00	9.00	Mature	Fair	Fair	A1	No access due to bramble. Exceptional form and size. Heavily ivy covered stem diameter estimated. Removal of ivy will enhance condition.	15	707
G1	Sycamore, Common alder, Common hazel, Pedunculate oak, Goat willow	6-18	90-1150		8.00	8.00	8.00	8.00	3.50	Mature	Good	Good	B1, 2	Mature group located within the site towards the eastern boundary. Multiple ponds situated within the group. Trees form a common cohesive canopy, primarily contains mature specimens with some younger understory trees and shrubbery also present. Group appears healthy with good future potential. Of	13.8	598.3
G2	Common alder, Common hazel, Pedunculate oak, Goat willow	4-12	90-450		5.00	5.00	5.00	5.00	5.50	Early- mature	Good	Good	C1, 2	high arboricultural merit Early mature group located within the site towards the northern boundary. Small pond situated within the group. Trees form a common cohesive canopy, primarily contains early mature specimens with some younger understory trees and shrubbery also present. Group appears healthy with moderate future potential	5.4 J	91.6
G3	Silver birch, Pedunculate oak, Goat willow	5.5-15	95-690		9.00	9.00	9.00	9.00	4.50	Early- mature	Good	Good	B1, 2	Early mature group framing the northern boundary of the site. Forms a common cohesive canopy with some sparse area's within the group. Primarily contains early mature specimens, as well as some semi mature and younger specimens. Signs of minor decline in some of the younger specimens present within the group. Provides a moderate boundary screen from the adjacent field to the north. Stream running through the group orientated northwest and southeast.	;	221.7

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Tree Number	Common Species Name	Height 7 (m)	Frunk Diameter and stem count	Mean Diameter (mm)			pread (Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
G4	Silver birch, Pedunculate oak, Goat willow	5.5-11	95-605		6.00	6.00	6.00	6.00	(m) 2.50	Early- mature	Good	Good	B1, 2	Early mature group framing the northern boundary of the site. Forms a common cohesive canopy with some sparse area's within the group. Primarily contains early mature specimens, as well as some semi mature and younger specimens. Provides a moderate boundary screen from the adjacent field to the north.	7.2	162.9
G5	Pedunculate oak, Goat willow, Elder	18-15	120-1090		10.00	10.00	10.00	10.00	3.00	Semi- mature	Good	Fair	B1, 2	Semi mature group located on the northern boundary of the site. Forms a common cohesive canopy. Contains primarily semi mature specimens, with some larger mature specimens also present within the group. Some smaller understory trees shoe signs of decline. There are specimens within group showing signs of storm damage. Group otherwise appears healthy with good	13.2	547.4
G6	Sycamore, Silver birch, Pedunculate oak, Goat willow	5.5-15	95-500		9.00	9.00	9.00	9.00	4.50	Semi- mature	Good	Good	C1, 2	future notential Semi mature group located on the northern boundary of the site within the network rail land. Group runs parallel with railway line orientated northeast and southwest. Provides a significant boundary screen from railway. Trees appear healthy with moderate future potential, some specimens within group grow into the site, towards the southwest	6.0	113.1
G7	Sycamore, Cedar of lebanon, Common hawthorn, Common ash, Norway spruce, Common uew	3.5-18	100-815		9.00	9.00	9.00	9.00	4.50	Mature	Good	Good	B1, 2	Mature group located towards the northwest boundary of the site. Frames entrance to the property located within the site. Forms a common cohesive canopy, appears healthy, with good future potential.	9.9	307.9
G8	Sycamore, Common hawthorn, Leylandii, Elder	5-12	100-515		4.00	4.00	4.00	4.00	4.50	Semi- mature	Good	Good	C1, 2	Semi mature group located towards the northwest boundary of the site. Framing the property located within the site. Specimens of low arboricultural merit, but do provide a moderate boundary screen from the field to the northeast.	6.3	124.7
G9	Common hawthorn, Common holly, Crab apple, Rowan	3.5-9	100-505		4.00	4.00	4.00	4.00	4.50	Semi- mature	Good	Good	C1, 2	Semi mature group located towards the northwest boundary of the site. Framing the property located within the site. Specimens of low arboricultural merit, but do provide a moderate boundary screen from the field to the south.	6.0	113.1



Tree Number	Common Species Name	Height Tr (m)	runk Diameter and stem count	Mean Diameter (mm)	C N	rown S E	pread (S	m) W	Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
G10	Common holly, Crab apple, Norway spruce	4-14	100-550		4.50	4.50	4.50	4.50	3.00	Semi- mature	Good	Good	C1, 2	Semi mature group located towards the northwest boundary of the site. Framing the property located within the site. Specimens comprise mainly ornamental plantings of moderate value, providing a boundary screen from the field to the	6.6	136.8
G11	Common holly, Wild privet	4-8	100-320		4.00	4.00	4.00	4.00	0.00	Semi- mature	Good	Good	C1, 2	south. Semi mature group located towards the northwest boundary of the site. Situated within the property located in within the site. Specimens comprise mainly ornamental plantings of low arboricultural merit.	3.9	47.8
G12	Crab apple, Pedunculate oak, Goat willow	4.5-15	95-540		9.00	9.00	9.00	9.00	4.50	Semi- mature	Good	Good	C1, 2	Semi mature group located on the northern boundary of the site. Group runs parallel with G6 along access track. Trees appear healthy with moderate future potential, some specimens within group show signs of unsympathetic pruning.		136.8
G13	Silver birch, Pedunculate oak, Goat willow, Elder	6-12	340-600		6.00	6.00	6.00	6.00	6.00	Early- mature	Good	Good	B1, 2	Early mature group located on the northwest boundary of the site. Group is situated at the southern end of the northernmost field within the site. It is within network rail land limiting a detailed assessment. Trees are single stemmed, most have dense ivy associated with the scaffold and epicormic growth associated with the canopy. They appear in good health and provide a moderate screen from the	7.2	162.9
G14	Sycamore	15	340-575		8.00	8.00	8.00	8.00	3.00	Early- mature	Good	Good	C1, 2	railway line Early mature group located on the northwest boundary of the site. Group is situated at the southern end of the northernmost field within the site. It is within network rail land limiting a detailed assessment. Trees appear in good health and provide a moderate screen from the railway line.	6.9	149.6
G15	Pedunculate oak	8-12	360-530		6.50	6.50	6.50	6.50	3.00	Early- mature	Good	Good	C1, 2	Early mature group located on the northwest boundary of the site. Group is situated along the railway line orientated northwest and east. It is within network rail land limiting a detailed assessment. Trees appear in good health and provide a moderate screen from the railway line.	6.3	124.7



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Tree	Common Species	•	t Trunk Diameter and	Mean Diameter	С	Crown S	ipread ((m)	Height of Crown	9		Physiological Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	(m)	J	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G16	Sycamore, Crab apple, Pedunculate oak, Goat willow, Elder	5.5-15	340-625		8.00	8.00	8.00	8.00	4.50	Early- mature	Good	Good	C1, 2	Early mature group located on the northwest boundary of the site. Forms a common cohesive canopy, with sparse area's present. Trees within group growing into field to the southeast. Group is within network rail land limiting a detailed assessment. Some standing dead specimens present within the group, trees otherwise appear in good health and provide a moderate screen from the railway line.	7.5	176.7
G17	Sycamore	8-12	225-450		6.00	6.00	6.00	6.00	4.00	Semi- mature	Good	Good	C1, 2	from the railway line Semi mature group located on the northwest boundary of the site. Comprises 3 no. trees all growing in close proximity. Moderate epicormic growth associated with the scaffold, signs of unsympathetic pruning to the west. Otherwise aroup appears healthu. Early mature group located on the	5.4	91.6
G18	Silver birch, Cedar of lebanon, Common hawthorn, Leyland cypress, Bay laurel, Scots pine, Pedunculate oak, Crack willow, Elder, Common lime	6.5-12.5	100-895		9.00	9.00	9.00	9.00	6.00	Early- mature	Good	Good	B1, 2	western boundary of the site. Forms a common cohesive canopy, contains a mixture of specimens of varying size and age, primarily early mature specimens, as well as 1no. prominent oaks on the northwest edge of the group. Group appears healthy with good future	10.8	366.4
G19	Pedunculate oak, Goat willow	5.5-7	95-140		4.50	4.50	4.50	4.50	0.00	Young	Good	Good	C1, 2	Young group framing the northern boundary of the site. Sparse group primarily contains young specimens, as well as 1no. early mature specimen. Provides a moderate boundary screen from the adiacent field to the north.	1.8	10.2
G20	Silver birch, Common hawthorn, Blackthorn, Pedunculate oak, Goat willow, English elm	5-18	95-570		6.00	6.00	6.00	6.00	0.00	Early- mature	Good	Good	B1, 2	Early mature group framing the northern boundary of the site. Forms a common cohesive canopy. Contains a mixture of specimens of varying size and age, primarily contains early mature specimens as well as some young saplings. Group provides a significant boundary screen from the adjacent field to the north.	6.9	149.6



Tree Number	Common Species Name	Height T (m)	Trunk Diameter and stem count	Mean Diameter	С	rown S	pread (m)	Height of Crown Clearance Age Class		Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA	Root Protection
Nomber	Nume	(111)	Sterricoont	(mm)	Ν	Е	S	W	(m)		Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G21	Pedunculate oak	8-10	690-735		7.00	7.00	7.00	7.00	5.00	Early- mature	Good	Good	B1, 2	Early mature group located within the site towards the eastern boundary. Situated within H13, forms a common cohesive canopy, specimens within group are single stemmed with good shape and form and have good future potential.	8.7	237.8
G22	Silver birch, Pedunculate oak, Goat willow	10-18	295-1130		6.00	6.00	6.00	6.00	0.00	Early- mature	Good	Good	B1, 2	Early mature group framing the northern boundary of the site. Forms a common cohesive canopy, overhanging the field to the south, group is situated on the embankment beyond the RLB and runs parallel with the railway line. Contains primarily early mature specimens as well as some semi mature specimens. Group appears healthy all trees have good shape and form, with good future potential. Provides a significant boundary screen from the railway line.	13.5	572.6
G23	Common hawthorn, Pedunculate oak, Goat willow, Elder	4.5-7.5	95-350		4.00	4.00	4.00	4.00	1.00	Semi- mature	Good	Good	C1, 2	Semi mature group, growing on railway embankment and framing property in the northeast corner of the site. Contains a mixture of specimens of varying size and age, group appears healthy and provides a moderate boundary screen from property and railway line.	4.2	55.4
G24	Common alder, Common hawthorn, Pedunculate oak, Crack willow, Elder	4.5-12	95-400		7.00	7.00	7.00	7.00	5.00	Semi- mature	Good	Good	C1, 2	Semi mature group framing property in the northeast corner of the site. Contains a mixture of specimens of varying size and age, group appears healthy and provides a significant screen from the property.	4.8	72.4
G25	Silver birch, Common hawthorn, Common beech, Bay laurel, Lombardu poplar	3.5-9.5	90-130		3.00	3.00	3.00	3.00	2.00	Young	Good	Good	C1, 2	Young group located on the northeast boundary of the site. Collection of young specimens, all appear to be in good health but are of low arboricultural merit.	1.5	7.1
G26	Common hawthorn, Goat willow, Elder, Rowan	2-6.5	90-205		4.00	4.00	4.00	4.00	0.00	Young	Good	Good	C1, 2	Young group located on the southwest boundary of the site. Collection of young specimens, all appear to be in good health but are of low arboricultural merit. Group provides a low level screen from the M6.	2.4	18.1



INTERMODAL LOGISTICS PARK (ILP) NORTH

Tree Number	Common Species Name	Height T (m)	runk Diameter and stem count	Mean Diameter (mm)	C N	rown S E	pread (S	m) W	Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
G27	Common hawthorn	4-6	195-325		4.00	4.00	4.00	4.00	1.00	Semi- mature	Good	Good	C1, 2	Young group located on the southwest boundary of the site. Collection of young specimens, all appear to be in good health but are of low arboricultural merit. Group provides a low level screen from the M6.	7 0	47.8
G28	Horse chestnut, Common hawthorn, Crab apple, Pedunculate oak, Goat willow, Elder	3.5-12	75-430		6.00	6.00	6.00	6.00	2.00	Semi- mature	Good	Good	C1, 2	Semi mature group located on the western boundary of the site. Contains a mixture of specimens of varying size and age, primarily Semi mature specimens, group also comprises a lot of young specimens. Group appears healthy and provides a significant screening from Parkside Road to the west.	5.1	81.7
G29	Sycamore, Common hawthorn, Wild cherry, Elder	3.5-12	75-500		6.00	6.00	6.00	6.00	4.50	Semi- mature	Good	Good	C1, 2	Semi mature group located on the western boundary of the site. Contains a mixture of specimens of varying size and age, primarily Semi mature specimens, group also comprises of younger specimens including some hedgerow. Group appears healthy and provides a significant screening from the adjacent fields	6.0	113.1
G30	Silver birch, Cedar of lebanon, Cotoneaster species, Juniper, Bay laurel, Apple, Wild cherry, Common pear, Pedunculate oak, Goat willow	6-15	100-550		5.50	5.50	5.50	5.50	4.00	Semi- mature	Good	Good	C1, 2	Semi mature group located within property situated on the western boundary of the site. Access to property was prohibited limiting a detailed assessment. Most specimens are semi mature, there also appears to be some early mature trees within the centre of the property. All specimens appear healthy, there are also some standing dead specimens present within the group.	6.6	136.8
G31	Now felled	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Tree	Common Species	•	Trunk Diameter and	Mean Diameter	С	Crown S	ipread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	rige elass	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G32	Silver Birch (Betula pendula), Aspen (Populus tremula), Willow (Salix sp.), Grey Poplar (Populus canescens), Cotoneaster (Cotoneaster frigidus), Hawthorn (Crataegus monogyna)	6.5(1)	100(1)	100	2.00	2.00	2.00	2.00	1.00	Semi Mature	Fair	Fair	C12	Plotted by eye on plan. Location estimated. Area of self-seeded natural regeneration. Undulating topography throughout group, with root barriers present in some areas. Estimated stem density of 4-6 trees per square metre. Diameter is estimated average.	1.2	5
G33	Silver Birch (Betula pendula), Aspen (Populus tremula), Willow (Salix sp.), Grey Poplar (Populus canescens), Cotoneaster (Cotoneaster frigidus), Hawthorn (Crataegus monogyna)	6.5(1)	100(1)	100	2.00	2.00	2.00	2.00	1.00	Semi Mature	Fair	Fair	C12	Plotted by eye on plan. Location estimated. Area of self-seeded natural regeneration. Undulating topography throughout group, with root barriers present in some areas. Estimated stem density of 4-6 trees per square metre. Diameter is estimated average.	1.2	5
G34	Silver Birch (Betula pendula), Aspen (Populus tremula), Willow (Salix sp.), Hawthorn (Crataegus monogyna), Common Oak (Quercus robur), Sycamore (Acer pseudoplatanus) Willow (Salix sp.),	8(1)	150(1)	150	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Good	C12	Plotted by eye on plan. Location estimated. Scattered self-seeded group. Diameter is estimated average.	1.8	10
G35	Willow (Salix sp.), Hawthorn (Crataegus monoguna)	8(1)	150(1)	150	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Good	C12	Plotted by eye on plan. Location estimated. Scattered self-seeded group. Diameter is estimated average.	1.8	10
G36	Beech (Fagus sylvatica), Sycamore (Acer pseudoplatanus)	14(3)	450(1)	450	6.50	6.50	6.50	6.50	3.00	Mature	Good	Good	A12	Plotted by eye on plan. Location estimated. Mature group of trees straddling the footpath. Individual trees of moderate quality however present a collective High quality group. Diameter is estimated average.	5.4	92
G37	Sycamore (Acer pseudoplatanus)	10(3)	300(1)	300	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Fair	B2	Cluster of trees located adjacent to boundary fence. On highways land therefore not accessed to inspect in detail. Inaccessible: diameter estimated.	3.6	41



Tree	Common Species	•	runk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	J	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G38	Blackthorn (Prunus spinosa), Hawthorn (Crataegus monogyna), Goat Willow (Salix caprea)	2m	75(1)	75	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set. Canopies interlocking.	1	3
G39	Blackthorn (Prunus spinosa), Hawthorn (Crataegus monogyna), Goat Willow (Salix caprea), Silver Birch (Betula pendula), Sycamore (Acer	2m	75(1)	75	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set. Canopies interlocking. Remaining edge of a group recorded but now felled.		3
G40	Silver Birch (Betula pendula), Common Oak (Quercus robur)	6m	250(1)	250	3.00	3.00	3.00	3.00	0.50	Semi Mature	Fair	Fair	B1	Closely grown with distorted forms. Three semi mature and five young trees.	3	28
G41	Portugal Laurel (Prunus lusitanica), Cherry Laurel (Prunus laurocerasus), Hawthorn (Crataegus monogyna), Dogwood (Cornus sanguinea), Sycamore (Acer pseudoplatanus)	7m	100(1)	100	2.00	2.00	2.00	2.00	0.10	Semi Mature	Fair	Fair	C1	Dense linear group. Predominately non native. Canopies interlocking.	1	5
G42	Silver Birch (Betula pendula), Hawthorn (Crataegus	3m	100(1)	100	2.00	2.00	2.00	2.00	0.30	Young	Fair	Fair	C1	Self set. Canopies interlocking.	1	5
G43	monoguna) Silver Birch (Betula pendula), Hawthorn (Crataegus monoguna)	3m	100(1)	100	2.00	2.00	2.00	2.00	0.30	Young	Fair	Fair	C1	Self set. Canopies interlocking.	1	5
G44	Silver Birch (Betula pendula)	3m	100(1)	100	2.00	2.00	2.00	2.00	0.30	Young	Fair	Fair	C1	Self set. Canopies interlocking.	1	5



Tree	Common Species	_	Trunk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	nge class	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G45	sycamore (Hcer pseudoplatanus), Norway Maple (Acer platanoides), Silver Birch (Betula pendula), Goat Willow (Salix caprea), Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Leyland Cypress (X Cupressocyparis leylandii), Common	14m	300(1)	300	3.00	3.00	3.00	3.00	0.50	Early Mature	Good	Good	B1	Dense group. Canopies interlocking. Predominantly native. Heavily ivy covered.	4	41
G46	Silver Birch (Betula pendula), Leyland Cypress (X Cupressocyparis leylandii), Hawthorn (Crataegus monoauna)	12m	250(1)	250	3.00	3.00	3.00	3.00	1.00	Early Mature	Good	Good	B2	Predominately birch screening the residential. Canopies interlocking.	3	28
G47	Silver Birch (Betula pendula), Goat Willow (Salix caprea)	15m	450(1)	450	7.00	7.00	7.00	7.00	1.00	Mature	Good	Good	B12	Established species with canopies interlocking with understory young self set birch. Screening the residential.	5	92
G48	Hawthorn (Crataegus monogyna), Elder (Sambucus nigra), Blackthorn (Prunus spinosa)	3m	75(1)	75	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set with bramble.	1	3
G49	Common Oak (Quercus robur), Hawthorn (Crataegus monogyna), Sycamore (Acer pseudoplatanus)	3m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set young to semi mature open grown trees.	1	5
G51	Silver Birch (Betula pendula)	10m	175(1)	175	1.50	1.50	1.50	1.50	1.00	Semi Mature	Good	Good	B1	Dense group. Canopies interlocking. Etiolated.	2	14
G50	Goat Willow (Salix caprea), Silver Birch (Betula pendula)	6m	300(1)	300	4.00	4.00	4.00	4.00	0.30	Semi Mature	Good	Good	B1	Established willow with good spacing and form with self set young etiolated birch.	4	41



Tree Number	Common Species Name	Height Ti	runk Diameter and stem count	Mean Diameter	C	Crown S	ipread ((m)	Height of Crown Clearance	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection
		, ,		(mm)	Ν	Е	S	W	(m)				3 3		,	Area (m2)
G52	Sycamore (Acer pseudoplatanus), Silver Birch (Betula pendula), Goat Willow (Salix caprea), Common Oak	3m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set lining the upper railway embankment.	1	5
G53	(Quercus robur) Silver Birch (Betula pendula), Common Oak (Quercus robur), Goat Willow (Salix caprea), Hawthorn (Crataegus monoauna) Common Oak	13m	450(1)	450	5.00	5.00	5.00	5.00	1.00	Early Mature	Good	Good	B1	Good spacing. Established trees. Hawthorn and young set birch understory.	5	92
G54	Common Oak (Quercus robur), Hawthorn (Crataegus monoguna)	6m	200(1)	200	3.00	3.00	3.00	3.00	0.50	Semi Mature	Good	Good	B1	Established with interlocking canopies. Screening the residential.	2	18
G55	Hawthorn (Crataegus monogyna)	2m	100(1)	100	1.50	1.50	1.50	1.50	0.30	Semi Mature	Good	Good	C1	Self set with spaces. Occasional young oak.	1	5
G56	Silver Birch (Betula pendula), Goat Willow (Salix caprea)	4m	100(1)	100	2.50	2.50	2.50	2.50	1.00	Young	Fair	Fair	C1	Self set in the canopy extremity of an established Oak.	1	5
G57	Silver Birch (Betula pendula), Goat Willow (Salix caprea), Common Oak (Quercus robur), Hawthorn (Crataegus monoauna)	16m	350(1)	350	3.50	3.50	3.50	3.50	0.50	Early Mature	Good	Good	B12	Established. Closely planted with interlocking canopies. Lining railway embankment. Screening the railway. Hawthorn understory.	4	55
G58	Hawthorn (Crataegus monogyna), Silver Birch (Betula pendula), Sycamore (Acer pseudoplatanus), Common Oak (Quercus robur), Goat Willow (Salix caprea)	3m	100(1)	100	2.50	2.50	2.50	2.50	0.50	Young	Good	Good	C1	Self set trees with gaps providing an edge to the established north Western group.	1	5



Tree	Common Species	_	runk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA .	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)		Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G59	Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Elder (Sambucus niara)	13m	300(1)	300	3.00	3.00	3.00	3.00	1.00	Semi Mature	Fair	Fair	B1	Linear group with canopies interlocking. Dense planting. Heavy ivy coverage.	4	41
G60	Sycamore (Acer pseudoplatanus), Silver Birch (Betula pendula), Hawthorn (Crataegus monoauna)	15m	300(1)	300	3.00	3.00	3.00	3.00	1.00	Semi Mature	Fair	Fair	B1	Dense group with canopies interlocking. Heavily ivy covered. Hawthorn understory.	4	41
G61	Goat Willow (Salix caprea)	6m	350(1)	350	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Good	B1	Dense single species group with canopies interlocking.	4	55
G62	Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Common Oak (Quercus robur)	3m	100(1)	100	1.50	1.50	1.50	1.50	1.00	Young	Good	Good	C1	Self set with gaps of up to ten meters. Open grown.	1	5
G63	Beech (Fagus sylvatica)	15m	950(1)	950	9.00	9.00	9.00	9.00	9.00	Mature	Good	Good	A2	Linear group of exceptional form and size. Screening the road. 2.5m above the site level on the road embankment. Occasional cavities and deadwood providing habitat potential. Six trees.	11	408
G64	Common Oak (Quercus robur), Hawthorn (Crataegus monoguna)	9m	200(1)	200	2.50	2.50	2.50	2.50	0.10	Semi Mature	Poor	Fair	B2	Assigned cat b due to screening. Heavily ivy clad. Top of embankment 3m above the site level.	2	18
G65	Common Oak (Quercus robur), Hawthorn (Crataegus monogyna), Sycamore (Acer pseudoplatanus) Common Oak	3m	100(1)	100	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set young to semi mature open grown trees.	1	5
G66	Common Oak (Quercus robur), Hawthorn (Crataegus monogyna), Goat Willow (Salix caprea), Silver Birch (Betula	14m	150(1)	150	3.00	3.00	3.00	3.00	1.00	Semi Mature	Good	Good	B1	Young to mature trees with canopies interlocking. Self set.	2	10



Tree	Common Species	•	runk Diameter and	Mean Diameter	C	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	rigo olass	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
G67	Silver Birch (Betula pendula), Hawthorn (Crataegus monogyna), Goat Willow (Salix caprea)	8m	200(1)	200	3.00	3.00	3.00	3.00	0.10	Semi Mature	Good	Good	B1	Self set. Spacings up to 10m.	2	18
G68	Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Silver Birch (Betula pendula)	3m	75(1)	75	1.50	1.50	1.50	1.50	0.50	Young	Fair	Fair	C1	Self set scrub.	1	3
G69	Sycamore (Acer pseudoplatanus) Silver Birch (Betula	14m	250(1)	250	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Fair	B2	Self set non native trees providing a broken screen to the rail.	3	28
G70	pendula), Sycamore (Acer pseudoplatanus)	18m	350(1)	350	3.00	3.00	3.00	3.00	3.00	Early Mature	Good	Good	B2	Dense group screening residential from the railway. Canopies interlocking.	4	55
H1	Common hawthorn	4-5	90-150		4.00	4.00	4.00	4.00	0.75	Semi- mature	Good	Good	C2	Semi mature hedgerow framing the property situated within the site towards the northwestern boundary.	1.8	10.2
H2	Pedunculate oak	4.5	195-205		2.50	2.50	2.50	2.50	0.75	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the northwest boundary. 2 no. semi mature trees that have been pruned and managed to form a small boundary hedge.	2.4	18.1
H3	Common hazel, Blackthorn	6	90-120		4.00	4.00	4.00	4.00	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the northwest boundary of the site. Of limited arboricultural merit.	d 1.5	7.1
H4	Pedunculate oak	4.5	215		2.50	2.50	2.50	2.50	0.75	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the northwest boundary. 1 no. semi mature tree that has been pruned and managed to form a small boundary hedge.	2.4	18.1
Н5	Sycamore, Common hazel, Common ash, Pedunculate oak	4.5	95-215		2.50	2.50	2.50	2.50	0.75	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the northwest boundary. Specimens that have been pruned and managed to form small boundary hedging.	2.7	22.9
H6	Common hawthorn	4-4.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site towards the northwest boundary. Provides a low level screen from the adjacent field.	2.7	22.9
H7	Common hawthorn	4-4.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located centrally within the site. Provides a low level screer from the adjacent fields.		22.9



INTERMODAL LOGISTICS PARK (ILP) NORTH

Tree	Common Species	_	Trunk Diameter and	Mean Diameter	С	Crown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	rige class	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
H8	Common hawthorn	4	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located centrally within the site. Provides a moderate screen from the adjacent fields.	2.7	22.9
Н9	Common hawthorn	4	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site towards the eastern boundary. Provides a moderate screen from Winwick Lane.	2.7	22.9
H10	Common hawthorn	3.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site towards the eastern boundary. Provides a moderate screen along access track leading to airstrip.	2.7	22.9
H11	Common hawthorn	1.5-3.5	75-205		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site towards the eastern boundary. Provides a moderate screen along Winwick Lane.	2.4	18.1
H12	Common hawthorn	3.5	95-205		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site towards the eastern boundary, leading into G1. Provides a moderate screen from the adjacent field.	2.4	18.1
H13	Common hawthorn, Pedunculate oak	1.5-3.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site towards the eastern boundary. Provides a moderate screen from the adjacent field.	2.7	22.9
H14	Common hawthorn, Pedunculate oak	1.5-3.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the eastern boundary of the site. Provides a moderate screen from Winwick Road.	2.7	22.9
H15	Sycamore, Common hawthorn	1.5-4	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the eastern boundary. Provides a moderate screen from Winwick Lane.	2.7	22.9
H16	Sycamore, Common hawthorn	1.5-4	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the eastern boundary. Provides a moderate screen from Winwick Lane.	2.7	22.9
H17	Common hawthorn	2.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site, towards the eastern boundary. Provides a moderate screen from the adjacent fields.	2.7	22.9
H18	Common hawthorn	2.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located within the site, towards the southwest boundary. Provides a moderate screen from the adjacent fields.	2.7	22.9
H19	Common hawthorn	2.5-5.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located on the western boundary of the site. Provides a moderate screen from the adjacent fields.	2.7	22.9



INTERMODAL LOGISTICS PARK (ILP) NORTH

Tree	Common Species	_	Trunk Diameter and	Mean Diameter	С	rown S	pread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	3	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
H20	Common hawthorn	2.5-5.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located beyond the western boundary of the site. Provides a significant screen from the adjacent fields.	2.7	22.9
H21	Sycamore, Common hawthorn, Leylandii, Bay laurel	5-8	90-325		6.00	6.00	6.00	6.00	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow framing the property located within the site on the western boundary along Parkside Road. Forms a common cohesive canopy, with gaps along edge allowing for access into property. Appears healthy and provides a significant screen from Parkside Road and the adiacent fields.	3.9	47.8
H22	Common hawthorn	2.5	95-215		3.50	3.50	3.50	3.50	0.00	Semi- mature	Good	Good	C2	Semi mature hedgerow located centrally within the site. Provides a moderate screen from the adjacent fields.	2.7	22.9
H23	Hawthorn (Crataegus monogyna)	2.5(1)	100(1)	100	1.00	1.00	1.00	1.00	1.00	Semi Mature	Good	Good	B2	Managed boundary hedge. Diameter is estimated average.	1.2	5
H24	Hawthorn (Crataegus monogyna)	3(1)	100(1)	100	1.00	1.00	1.00	1.00	1.00	Semi Mature	Good	Good	B2	Managed boundary hedge. Diameter is estimated average.	1.2	5
H25	Hawthorn (Crataegus monogyna)	2(1)	100(1)	100	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Fair	C12	Heavily flailed boundary hedge. Diameter is estimated average.	1.2	5
H26	Hawthorn (Crataegus monogyna)	2(1)	100(1)	100	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Fair	C12	Heavily flailed boundary hedge. Diameter is estimated average.	1.2	5
H27	Hawthorn (Crataegus monogyna)	2(1)	100(1)	100	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Fair	C12	Heavily flailed boundary hedge. Diameter is estimated average.	1.2	5
H28	Hawthorn (Crataegus monogyna)	2(1)	100(1)	100	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Fair	C12	Heavily flailed boundary hedge. Diameter is estimated average.	1.2	5
H29	Privet (Ligustrum vulgaris)	1m	75(1)	75	0.30	0.30	0.30	0.30	0.10	Early Mature	Good	Good	C1	Residential boundary hedge.	1	3
H30	Hawthorn (Crataegus monogyna)	2.5(1)	100(1)	1	1.00	1.00	1.00	1.00	1.00	Semi Mature	Good	Good	B2	Managed boundary hedge. Diameter is estimated average.	1	5



Tree	Common Species		Frunk Diameter and	Mean Diameter	C	Crown S	Spread (m)	Height of Crown	Age Class	Physiological	Structural	BS5837	Comments/Preliminary Management	RPA	Root Protection
Number	Name	(m)	stem count	(mm)	Ν	Е	S	W	Clearance (m)	nge class	Condition	Condition	Category	Recommendations	Radius (m)	Area (m2)
W1	Betula pendula (Silver Birch), Populus tremula (Aspen), Salix sp. (Willow), Crataegus monogyna (Hawthorn), Quercus robur (Common Oak), Acer pseudoplatanus (Sycamore)	11m	300	1	4.50	4.50	4.50	4.50	1.00	Early Mature	Good	Good	B12	Plotted by eye on plan. Location estimated. Dense wooded area. Unable to access understory, therefore diameter estimated. DBH estimated average	s 4	41
W2	Betula pendula (Silver Birch), Populus tremula (Aspen), Salix sp. (Willow), Crataegus monogyna (Hawthorn), Quercus robur (Common Oak), Acer pseudoplatanus (Sycamore)	11m	300	1	4.50	4.50	4.50	4.50	1.00	Early Mature	Good	Good	B12	Plotted by eye on plan. Location estimated. Dense wooded area. Unable to access understory, therefore diameter estimated. DBH estimated average	4 S	41
W3	Betula pendula (Silver Birch), Populus tremula (Aspen), Salix sp. (Willow), Crataegus monogyna (Hawthorn), Quercus robur (Common Oak), Acer pseudoplatanus (Sycamore)	11m	300	1	4.50	4.50	4.50	4.50	1.00	Semi Mature	Good	Good	B12	Plotted by eye on plan. Location estimated. Woodland edge on periphery of site. Not accessed to inspect in detail. Elongated stems characteristic of dense woodland. DBH estimated average	4	41
W4	Fagus sylvatica (Beech), Acer pseudoplatanus (Sycamore)	14m	450	1	6.50	6.50	6.50	6.50	3.00	Mature	Good	Fair	B2	Group of moderate landscape value. Individual trees within the group are category C. Plotted by eye on plan. Location estimated. Densley populated wooded area of natural regeneration. Species consist primarily of willow and birch. Majority of trees exhibiting elongated forms, commonly seen within densely populated areas	5	92
W5	Betula pendula (Silver Birch), Salix caprea (Goat Willow)	12m	200	1	3.00	3.00	3.00	3.00	6.00	Semi Mature	Good	Fair	B2	Dense woodland naturalised forms. Self regenerated, relatively young establishing. DBH estimated average.	2	15



Appendix 4: Plans

Tree Constraints Plan
Tree Retention and Removal Plan























Appendix 5: Report Limitations

Limitations

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.

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

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

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.

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.





