

Tree Survey

*for land at
35 Oakfield,
Sale
M33 6NB*

Client
McCarthy Stone

March 2023

2000-KC-XX-YTREE-TreeSurvey-RevA

The Studio, Timbers, Gables Road, Church Crookham, Fleet, Hampshire, GU52 6QY
Telephone +44(0)1252 850096 | Email: mail@keenconsultants.co.uk

Keen Consultants is a trading name of Keen (Europe) Limited. Registered No. 12641584
Registered office: 4 Sudley Road, Bognor Regis, West Sussex, PO21 1EU



CAVEATS

This report has been prepared for planning purposes only. It is not intended for the detailed design of foundations that requires a much finer level of detail to ensure a cost-effective scheme of foundations.

This report considers the health and safety of the trees in their context at the time of survey. Trees are natural organisms subject to change and a range of weather conditions. This report can only be relied on for a period of twelve months or immediately prior to detailed designing of site layout (if phased) to ensure hazards posed by trees can be identified and resolved.

We rely on Council and Government websites for factual information in respect of sites. Experience reveals these are not always reliable. Further checks should be made in advance of undertaking any work to trees.

Keen Consultants accept no responsibility or liability for any use that is made of this document other than by the client for the purpose for which it was commissioned and prepared.

© **Keen Consultants**

The copyright of this document resides with Keen Consultants unless assigned in writing by the company.

Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial report	JK / 13 June 2022
Reva	Final	Updated Tree Survey	JK / 27 March 2023

Contents

1.0	Introduction.....	4
2.0	Tree survey	5
3.0	Application of survey information.....	7

Appendices

Appendix 1 - Introduction to key elements of tree information

Appendix 2 - Tree Survey Explanatory Notes

Appendix 3 - Schedule of Trees

1.0 Introduction

- 1.1 This tree survey sets out the information about trees to inform the planning process about the quality of trees on site. Following the tree survey the information is extended to consider the impact to them from the proposed development and how construction may proceed whilst ensuring trees are successfully retained.
- 1.2 This tree survey informs the site analysis to identify the constraints and opportunities posed by trees.
- 1.3 The area subject to this survey consists of an irregular plot of land situated to the west of Oakfield, Sale.
- 1.4 The site is of irregular outline and contains a substantial detached building as well as other ancillary buildings.
- 1.5 The site is served by an in and out driveway from Oakfield. This leads to a large area of gravel parking.
- 1.6 The remainder of the site is set to soft landscape including areas of lawn, shrub and tree cover.
- 1.7 The site frontage is defined by a row of mixed evergreens as well as some larger trees.
- 1.8 Other trees are located throughout the site and are of varying quality.
- 1.9 We have checked the online portals, including Trafford Council for statutory protection of trees applicable to the site. Online portals are not always reliable so before works are undertaken to trees a direct enquiry with the Council should be made.
 - **TREE PRESERVATION ORDERS** - details were available online and showed that there IS a Tree Preservation Order protecting trees upon the site. A copy of the Tree Preservation Order was not available to download therefore this would need to be formally requested from the Council.
 - **CONSERVATION AREAS** - details were available online and confirmed that the site IS NOT within a Conservation Area.
 - The MAGIC information portal revealed that Ancient and Semi-Natural Woodland IS NOT located within/adjacent to the site. Land upon the site IS NOT listed on the Priority Habitat Inventory - Deciduous Woodland (England)

- The online portal of the Woodland Trust, Ancient Tree Inventory, revealed that there are NO veteran trees recorded on site.

- 1.10 Nationally adopted guidance has been followed in the preparation of this report. *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* sets out a structure approach to considering trees during the development process. Guidance is given on the surveying of trees, the protected space that should be allocated to trees, what elements may give rise to harm to trees and what techniques can be deployed to minimise harm.
- 1.11 Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection. We recognise the need to integrate with other disciplines to achieve a balanced approach to development proposals.
- 1.12 We set out how our key elements interact with others at [Appendix1](#) of this report. The appendix provides comprehensive information about the stages of providing tree information within the planning process.
- 1.13 Further explanatory notes about tree survey information are given in [Appendix2](#).

2.0 Tree survey

- 2.1 The objective of this tree survey is to assess the significant trees and woody vegetation on the site to obtain dimensions, assess their quality and evaluate their condition to provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.
- 2.2 The tree survey:
- 2.2.1 was conducted on the 13 June 2022 by Jago Keen, MSc, Dip.Arb., MArborA, MICFor from ground level, in accordance with the guidance in British Standard *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*;
- 2.2.2 is intended for planning purposes only;

- 2.2.3 is not intended for the detailed design of foundations (further information upon vegetation can be provided upon request);
 - 2.2.4 is not a detailed health and safety condition survey of trees;
 - 2.2.5 recommends only preliminary works. Tree works required to achieve the scheme of development will be specified as part of a later stage;
 - 2.2.6 places reliance on the topographical survey.
- 2.3 Details of each tree are recorded in the Schedule of Trees at [Appendix3](#).
- 2.4 Site soil investigations have not been conducted. The (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2018] reveals the following soil information:
- 2.4.1 Bedrock geology: Tarporley Siltstone Formation – Siltstone, Mudstone And Sandstone.
 - 2.4.2 Superficial deposits: Glaciofluvial Sheet Deposits, Devensian – Sand And Gravel.
- 2.5 Survey information is used to prepare the constraints posed by trees on development. These constraints are shown on the Tree Constraints Plan. The Plan shows root protection areas prescribed by the guidance within BS5837 paragraph 4.6.2 and adjusted where appropriate as recommended in subsequent paragraph 4.6.3. The root protection area (RPA) is the minimum extent of rooting required to sustain the tree.
- 2.6 Trees change over time hence the contents of this survey can only be relied upon for a period of up to two years. The survey should be refreshed after two years or immediately prior to the design of detailed site layouts where they are phased.

3.0 Application of survey information

3.1 Trees place constraints on sites but they also provide opportunities in order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of site layout design should be to avoid the RPA. Ideally, structures should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

- a) Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.
- b) Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods.
- c) Service runs that cannot be routed outside the root protection area(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable. Offsite provision may be considered in some circumstances but this will require negotiation with the local planning authority.

Appendix 1

Introduction to key elements of tree information

Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection.

Keen Consultants break the process down to coordinate with the key elements within both the RIBA Plan of Work (2013) and 'British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations', this is set out in the table and explained below.

Figure 1 - Keen Consultants co-ordinated approach with cross references to key guidance.

Keen Consultants Tree Information	RIBA Stage	BS5837
Tree Survey	Concept	Feasibility
↓	↓	↓
Impact Assessment	Developed design	Proposals
↓	↓	↓
Method Statement	Technical design	Technical Design
↓	↓	↓
Site Monitoring	Construction	Demolition and construction

This cross referenced approach ensures trees are a material consideration and those to be retained will be safeguarded.

Tree Survey and Tree Constraints Plan

To inform the design and layout of the proposed development a tree survey has been undertaken to identify the size and quality of trees both within the site and immediately offsite. We have then used this information to prepare the Tree Constraints Plan drawing that shows the location of each tree, its size and the area around each tree that needs to be considered during the design process. Once prepared this information has been provided to the design team so that they know what constraints the trees pose.

Impact Assessment and Tree Protection Plan

During the design process the design team has consulted with the arboriculturist to ascertain if constraints may be breached, consider options emerging from the design and what spaces for new trees are needed.

Once the design was finalised an impact assessment has been prepared to accompany the planning application. The impact assessment demonstrates the proposals meet national and local planning policy and guidance. It demonstrates the benefits of the retained trees and incorporates new tree planting.

Another essential element of any application is the Tree Protection Plan.

Method Statement

This statement sets out in words how each element of work is undertaken in relation to the trees. It dictates when activities occur and the method that will be used to achieve them. It will also set out a scheme of monitoring and supervision.

Site Monitoring

Following the receipt of planning consent, it is a requirement that the installation of the protective barriers and ground protection are supervised, together with operations such as excavations or surfacing close to trees.

This varies according to the intensity of development near trees, the process is set out to ensure what is planned for in the Tree Protection Plan and method statement is delivered.

Appendix 2

Tree Survey Explanatory Notes

The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of *British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations* (BS5837). The survey has been undertaken by the qualified and experienced arboriculturist detailed at Table 1 of this report and they recorded information relating to all those trees within the site and those immediately adjacent to the site which may be of influence to any proposals.

The results are recorded in the Schedule of Trees at Appendix 3.

Schedule of trees

Appendix 3 presents details of the individual trees, groups and hedgerows including heights, diameters at breast height, crown spread (given as a radial measurement of cardinal points from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention, and the root protection area information.

General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

Details of the individual trees, groups and hedgerows

All trees were assessed for their quality and benefits within the context of proposed development in a transparent, understandable and systematic way.

Individuals

The default position is to record each tree as an individual for its unique contribution to the landscape

Groups and woodlands

Trees have been assessed as groups where it has been determined appropriate by the surveyor. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

Hedges and shrub masses

We consider a hedgerow to typically comprise a line of trees or shrubs that currently is subject to, or has undergone, a pruning regime to contain its dimensions.

For the tree survey hedgerows and substantial internal or boundary hedges (including evergreen screens) have either been recorded in the Tree Schedule, including lateral spread, height and stem diameter(s), or indicated on the Tree Constraints Plan.

A tree survey in accordance with BS5837 does not assess hedgerows against *The Hedgerow Regulations 1997* or specifically from an ecological perspective, as such would be outside the scope of the British Standard assessment.

Shrub masses are collectives of woody plants, rather than trees, and are recorded where they are a significant feature of the site. They have either been recorded in the Tree Schedule or indicated on the Tree Constraints Plan.

Individual trees within groups, woodlands and hedges

An assessment of individual trees within the groups has been made where there has been a clear need to differentiate between them for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categorisation

Trees have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B & C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

Please note that the estimated remaining life expectancy figures are taken for BS5837 and relate to their categorisation. The life expectancy figures are therefore arbitrary and may vary in reality.

Category (U)

Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.

Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.

Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

Category (A)

Shown green on Tree Constraints Plan: Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years and with potential to make a lasting contribution. Such trees may comprise:

Sub categories

- 1) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- 2) trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- 3) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

Category (B)

Shown blue on Tree Constraints Plan: Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years and with potential to make a significant contribution. Such trees may comprise:

Sub categories

- 1) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- 2) 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.
- 3) trees with material conservation or other cultural value.

Category (C)

Shown grey on Tree Constraints Plan: Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

Sub categories

- 1) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- 2) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary/transient screening benefits.
- 3) trees with no material conservation or other cultural value.

Devising BS5837 root protection areas

Default situation

The root protection area is a function of the stem diameter, it is multiplied by 12 to give a radius. For multi-stemmed trees the stems are combined to provide an effective diameter figure which is then multiplied.

Initially the root protection area should be plotted as a circle, and in many situation it remains a circle.

Influenced situation

Adjustments to the root protection area are made where pre-existing site conditions that would influence root distribution are present. Typically this will be buildings and retaining walls, lighter structures such as hard surfacing, sheds and garages generally do not have the same influence.

Ponds, rivers and watercourses will also influence root distribution as waterlogged soils are not conducive to root growth. Rainwater attenuation and ditches are likely to have a lesser impact if they are dry for significant periods.

Veteran trees

Natural England have introduced Standing Guidance that requires the allocation of buffer zones to veteran (including ancient) trees. They have prescribed that a buffer zone of 15 times the stem diameter of the tree is allocated. This will result in a buffer zone of larger diameter than the root protection area. Where veteran trees are identified during the tree survey they are allocated a Natural England buffer zone on the Tree Constraints Plan.

The Guidance is silent on what can and cannot be done within the buffer zone but it is reasonable to assume that it is prescribed to avoid material harm to the tree. It is also silent on what can and cannot be done when the land within the buffer zone is previously developed.

With this added layer of protection it is important to establish if a tree is veteran or not. The Guidance was not intended to be applied to all mature trees but to the sub-set of trees that are of great age. This is analogous with the NPPF requirement to safeguard trees that have attained an age where they are worthy of veteran or ancient status.

It is therefore important to establish a basis for defining trees as veteran as opposed to those trees that may have veteran characteristics or those trees that are mature.

Stem size is a useful guide and, in combination with size, so are characteristics of the tree. If we consider the guidance on stem size being a suitable guide to classifying trees as veteran we see:

- a) The most up to date (2013) guidance is that in ¹*Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum. Lonsdale considers that many trees may have veteran characteristics at any age however proposes, at a species level, size thresholds when a tree may be considered a veteran. A chart (see Figure 1 below) lists, species by species, the size criteria for trees reaching veteran status and then moving on to the later, ancient stage of life. Of those species listed in the chart we only need consider oak. We see that until trees attain a stem girth of around 4.6m (equivalent stem diameter of 1.46m) then an oak is only considered to be 'Locally notable'
- b) A somewhat older (1999) publication, ²*Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al, is very similar in its definition by setting out three distinct bands for oak trees:
 - i) those with a diameter of more than 1.0m are potentially interesting
 - ii) those with a diameter of more than 1.5m are valuable in terms of conservation
 - iii) those over 2.0m in diameter are truly ancient
- c) English Nature's own ³*Development of a veteran tree site assessment protocol (Report Number 628)* of 2005 sought to give more structure to grading sites where veteran trees were present. It considered that trees over 1.0m diameter could be classed as veteran.

¹ *Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum

² *Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al

³ *Development of a veteran tree site assessment protocol (Report Number 628)* of 2005

In summary, a tree may enter its veteran stage at 1.0m diameter but a more reliable size threshold, as held out by the latest guidance on the matter, is 1.5m diameter.

The other factor, tree characteristics, is also worth considering as veteran tree characteristics can be found on even young trees. Of course, if we count every tree with veteran tree characteristics as veteran we do a disservice to those truly veteran trees that warrant protection.

Read (1999), as set out above, considers veteran tree characteristics as:

- large girth for species
- major trunk cavities or progressive hollowing
- naturally forming water pools
- decay hollows
- physical damage to trunk
- bark loss
- large quantities of deadwood within the crown
- sap runs
- crevices in the bark, under branches or on the root plate sheltered from direct rainfall
- fungal fruiting bodies
- high number of interdependent wildlife species
- epiphytic plants
- an 'old' look
- high aesthetic interest

Lonsdale (2013) adds to this list:

- progressive narrowing of successive annual increments in the stem
- changes in crown architecture
- progressive or episodic reduction in post-mature crown size, often known as retrenchment

Lonsdale also states that "In order to qualify as a veteran, the tree should show signs of crown retrenchment and signs of decay in the trunk, branches or roots, such as exposed deadwood or fungal fruit bodies".

The English Nature Report Number 628 refers to Read (1999) for a list of veteran features but does add that in addition a tree may also:

- have a pollard form or show indications of past management
- have a cultural/historic value
- be in a prominent position in the landscape

These three criteria, when examined, are not truly indicative of a veteran tree on their own as these criteria could be applied to street trees in peri-urban locations that date from the mid-20th century - many of those are of pollard form, have cultural and historic value and a prominent position in the landscape.

In summary, it is important to consider the size of the tree and its characteristics. Just because a tree is mature does not mean it is veteran neither does the presence of veteran characteristics alone.

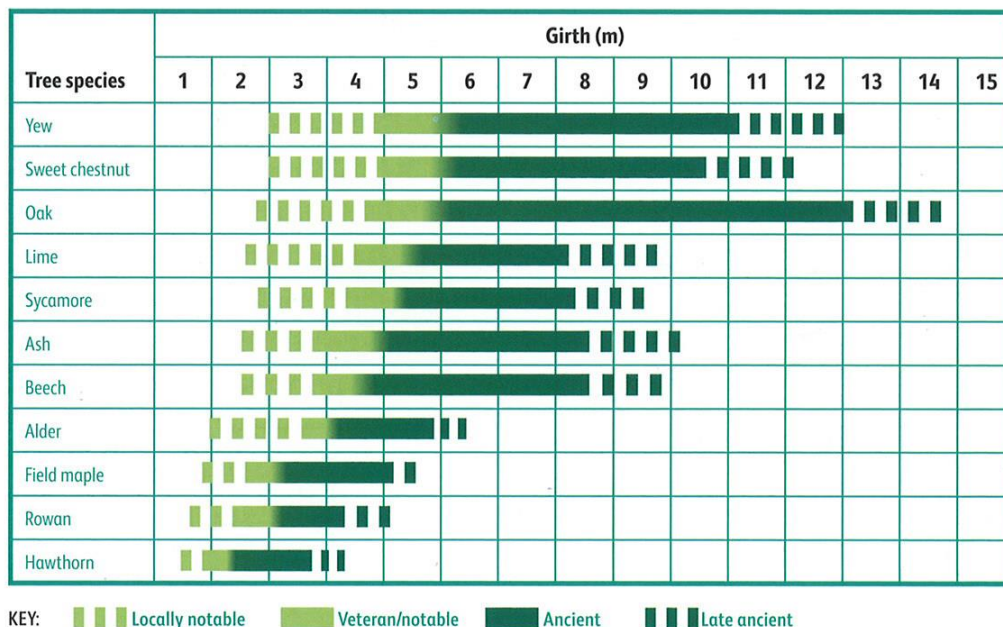


Figure 1- Chart of girth in relation to age and developmental classification of trees

Appendix 3

Schedule of Trees

*for land at
35 Oakfield,
Sale
M33 6NB*

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

Trees at 35 Oakfield, Sale M33 6NB

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m	
			N	E	S	W	Single Stem	2-5 stems					More than 5 stems										
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia										No. stems
1	Row of Highclere holly and yew	11av	5av				45av								3	3S	E	B2	>20	Established row of trees growing in shrub bed within school grounds.		5.40	92
2	Yew	10	3	4	4	4	45e								2	2N	E	B2	>20	Established tree growing in grounds adjoining the school.		5.40	92
3	Holly	6	3	3	3	3							5	10	2	2E	S	C2	>10	Small multi-stemmed tree growing in corner of site.		1.90	11
4	Weeping birch	5	0	3	1	1	14								2	2W	S	C1	>10	Small tree growing at driveway entrance.		1.68	9
5	Yew	9	3	3	2	2	37								3	3N	S	C1	>10	Established tree growing on raised bank adjoining drive.		4.44	62
6	Silver birch	11	2	3	2	2	24								2	2N	S	C1	>10	Small tree growing in corner of site.		2.88	26
7	Hawthorn	9	3	3	3	3	25e								2	2E	E	C1	>10	Small tree growing outside site.		3.00	28
8	Evergreen magnolia	9	4	3	4	2	22								2	2NE	S	C1	>10	Small tree growing against wall at edge of site.		2.64	22
9	Amelanchier	6	2	2	2	2	12								2	2N	Y	C1	>10	Small tree growing amidst rhododendron.		1.44	7
10	Holly	6	1	1	1	1	17								2	2W	S	C1	>10	Small tree growing at edge of lawn.		2.04	13
11	Apple	6	4	4	2	5	31								2	2S	S	C1	>10	Small fruit tree growing at edge of site.		3.72	43
12	Cherry	7	3	3	3	3	23								2	2W	S	C1	>10	Small tree growing amidst shrubbery.		2.76	24
13	Pair of holly	9av	3av				20av								0	-	S	C2	>10	Pair of small trees growing in corner of site.		2.40	18
14	Holly	6	2	2	2	2	14								1.5	1.5N	S	C1	>10	Small tree growing close to boundary of site.		1.68	9
15	Holly	5	2	2	2	2	17								2	2N	S	C1	>10	Small tree growing close to boundary of site.		2.04	13
16	Yew	6	3	3	2	3	23								1.5	1.5N	S	C2	>10	Small tree growing close to boundary of site.		2.76	24
17	Beech	14	4	4	5	5	55e								3	3W	E	B1	>20	Reasonably well formed tree growing amidst hedge. Lower stem covered in ivy.		6.60	137
18	English oak	10	6	2	5	5	45e								4	4S	E	C1	>10	Appears to have been pruned in the past. Main stem smothered in ivy. In close proximity to coach house.		5.40	92
19	Eucalyptus	13	4	2	1	2	24								2	2S	Y	U	<10	Small tree resting on boundary wall. Unsuitable to retention in this location.	Remove	2.88	26

Trees at 35 Oakfield, Sale M33 6NB

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m			
			N	E	S	W	Single Stem	2-5 stems					More than 5 stems												
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia										No. stems		
20	Holly	7	3	2	2	3		19	21	14						2	2N	S	C2	>10	Triple-stemmed form and growing in close proximity to wall. Unsited to long term retention.		3.79	45	
21	Holly	9	1	2	2	2		21	14							3	3S	S	C2	>10	Growing in narrow bed adjacent boundary wall.		3.03	29	
22	Norway maple	13	3	2	2	3	22									4	4N	S	U	<10	Vigorous species growing close to boundary wall. Unsited to long term retention.	Remove	2.64	22	
23	Variegated holly	6	1	2	1	1	19									3	3N	S	C1	>10	Small tree suppressed by adjoining cedar.		2.28	16	
24	Blue atlas cedar	13	6	6	5	4	41									3	3E	S	C1	>10	Established tree growing adjoining access. This species can shed large limbs at maturity. Tree growing between boundary wall and brick pier. Unsited to long term retention.		4.92	76	
25	Norway maple	13	5	6	5	5	25e									3	3E	S	C1	>10	Small tree growing in adjoining garden.		3.00	28	
26	Pair of holly	7av	2av				15av										2	2N	Y	C2	>10	Pair of trees lacking vitality.		1.80	10
27	Hawthorn	6	3	4	2	2	28									3	3N	S	C2	>10	Small tree growing amidst hedgerow. Lacking vitality.		3.36	35	
28	Yew	8	2	1	3	3	33									2	2N	S	C2	>10	Contributes to roadside vegetation.		3.96	49	
29	Highclere holly	10	3	3	3	3	26									2	2E	S	C2	>10	Contributes to roadside vegetation.		3.12	31	
30	Row of holly	7av	2av				20av										2	2E		C2	>10	Contributes to roadside vegetation.		2.40	18
31	Sycamore	13	5	7	6	5	56									5	5E	E	B1	>20	Prominent tree growing on roadside.		6.72	142	
32	Yew	7	2	2	3	3		27	17							2	2N	S	C2	>10	Contributes to band of vegetation on roadside.		3.83	46	
33	Norway maple	14	7	7	6	6	69									4	4NE	E	C1	>10	Prominent roadside tree but extensive crown dieback. Unsited to long term retention.		8.28	215	