



THE
ENVIRONMENT
PARTNERSHIP



**FORD ROAD
UPTON
ARBORICULTURAL IMPACT ASSESSMENT
JANUARY 2021**

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Document Title	Arboricultural Impact Assessment
Prepared for	Grasswood Limited
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Document Ref	7472.003

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Date	January 2021
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Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
0.1	11/01/21	ML	JGS	Approval	Draft
1.0	14/01/21	ML	JGS	Issue	Final

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Executive Summary

1. TEP has been commissioned by Grasswood Limited to conduct a survey of land at Ford Road and a review of designations, policies and other instruments of relevance to arboriculture. This report presents the results and effects of proposed development.
2. 25 individual trees (T1-T25); 4 groups of trees (G1-G4); and 5 hedges (H1-H5) were recorded within influencing distance of the application site.
3. The tree population comprises small to large, amenity trees, in fair to good condition, located almost entirely around the boundaries of the site.
4. The desktop review and site survey identified 11 trees included in a Tree Preservation Order; and 1 Habitat of Principal Importance *Hedgerow*.
5. The proposed development comprises two phases: a demolition phase (Phase 1 - removal of existing church and associated paths and hard-standing) which has been previously granted planning permission; and construction phase (including demolition of remaining garage) (Phase 2 - residential development of 8 new dwellings and associated infrastructure).
6. 3 small low quality individual trees would be removed. Tree T22 (Portuguese laurel) would be removed to facilitate demolition of the existing church building. Trees T11 (Turkey oak) and T16 (cypress) are within or close to the footprint of proposed structures.
7. The development would give rise to no adverse effects that cannot be mitigated. New planting is proposed and would include 18 new trees/shrubs indicatively shown on the proposals.
8. A comprehensive and detailed scheme of new planting should be produced, including a range of species, and at least 6 trees of medium to large ultimate size. The development would therefore have the potential to result in a significant net gain of tree cover and biodiversity.
9. Tree protection measures to be observed during demolition are provided within the Phase 1 - Demolition Stage Arboricultural Method Statement (ref: D7472.003-006) previously submitted. Tree protection measures to be observed throughout construction should be provided in the form of a separate Construction Arboricultural Method Statement which should be secured by planning condition; a Heads of Terms is provided on Drawing 3.
10. This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.
11. All trees that would be retained can be protected in accordance with BS5837:2012. Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

1.0 Scope

- 1.1 TEP has been commissioned by Grasswood Limited to conduct an arboricultural survey of land at Ford Road and to make an assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2 This report has been produced to support a planning application. It describes the findings of field and desktop surveys; the effects that granting planning permission would have on arboriculture; and measures that are and/or should be incorporated in the proposed development.

Survey

- 1.3 The survey was undertaken on February 2019 in accordance with BS 5837 by a qualified arboriculturist. The survey method is included at Appendix B.
- 1.4 A topographical survey was used to record the position of trees and vegetation (drawing reference: GES 00739 Topographical Survey at Upton United Reform Church 1 to 200 Scale). Where trees were not shown on the topographical survey, their locations were estimated¹.
- 1.5 Trees on private land outside the application boundary, and at inaccessible locations² were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure the accuracy and comprehensiveness of such records, it cannot be guaranteed.

Limitation

- 1.6 This report relates to a specific development proposal and should not be interpreted as advice in any other circumstance, including but not limited to the promotion or assessment of alternative schemes; the design of foundations; management of tree risk; and tree-related subsidence.
- 1.7 This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.
- 1.8 Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

¹ Estimated feature locations are marked on Drawing 1

² Limitations to the survey are described at Appendix A

2.0 Baseline

The Site

- 2.1 The site is situated off Ford Road in Upton, Wirral. It is an old Presbyterian church built between 1898 and 1899 by Thomas Quine. It consists of the main church building surrounded by amenity grassland. A row of established trees lines the western boundary.

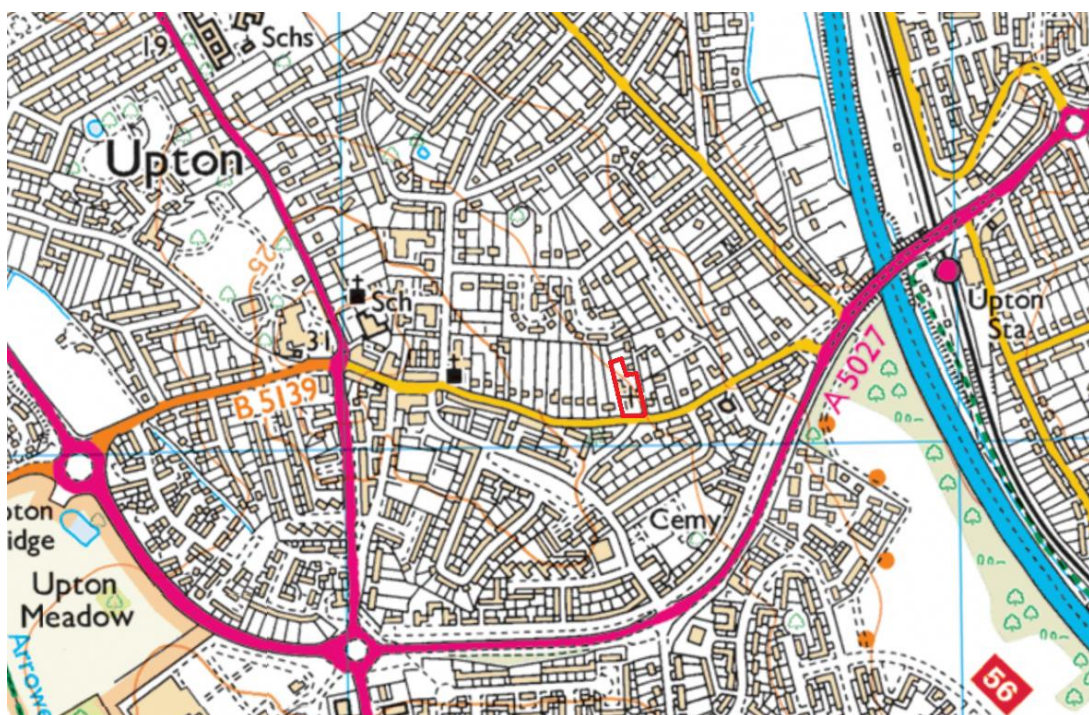


Figure 1 Site location and approximate boundary (OS Open Map – Local (Raster) 1:10,000)

Contains Ordnance Survey data © Crown copyright and database right 2019

- 2.2 The surrounding area is predominately residential.
- 2.3 At the time of the survey, the church building was derelict. The site was the responsibility of the United Reform Church (from 1972 - 2015) and the Presbyterian Church (from 1899 - 1972).

Tree Survey

- 2.4 25 individual trees (T1-T25); 4 groups of trees (G1-G4); and 5 hedges (H1-H5) were recorded within influencing distance of the application site.
- 2.5 Feature locations, their quality categories, canopy spreads and root protection areas are shown on Drawing 1. The following table provides the total canopy area for mapped trees and the total length of mapped hedgerow on Drawing 1. In some cases this may be more than the absolute area of cover due to canopy overlap between adjacent features.

Table 1 Existing canopy coverage

Trees	Groups	Woodland	Hedgerow
0.936ha	0.131ha	0.00ha	118m

2.6 All arboricultural information recorded during the survey is presented at Appendix A.

Overview

2.7 Trees are present around the boundaries of the site, principally in the west, and are generally in fair to good condition. They provide amenity and screening to the site together with boundary hedges.



Figure 2 View north showing trees along western boundary growing adjacent or close to the church.

2.8 The largest specimens are those within the line of trees along the western boundary. The majority of these, together with tree T13 situated at the southeast corner, are subject to a Tree Preservation Order.

2.9 Primary high canopy species are common beech, sycamore, common ash and Lombardy poplar; whilst smaller specimens include hawthorn, laurel, cypress, cotoneaster, crab apple, flowering cherry, common ash and one small Turkey oak.

2.10 Hedges are mainly comprised mostly of garden privet, with one hedge along the eastern boundary comprised of native species - almost entirely common beech and holly - with occasional self-set sycamore.



Figure 3 T20 - view south towards Ford Road, with T20 (right).

Tree Quality

- 2.11 Under BS 5837 trees are objectively assigned one of four categories to describe their quality. The table below includes a description of each category and the amount of trees within it. This information is presented by canopy area to allow comparison between features of varying size and maturity. Hedgerows have not be categorised.

Table 2 Summary of BS 5837 quality categorisation³

Category	Description	Total existing
A	Trees of high quality, typically with a long remaining life expectancy; and with clear and identified merit as specimens, visually, culturally or for conservation.	0ha
B	Trees of moderate quality, typically with at least a medium remaining life expectancy; with remediable defects only; or low quality but with collective merit.	0.783ha
C	Trees of low quality, typically with at least a short remaining lift expectancy; unremarkable trees; young or small trees that could be replaced.	0.284ha
U	Trees that cannot realistically be retained in the current land use for 10 years; with serious and irreparable defects, pathogens or decline.	0ha

³ Refer to Appendix B for the full table

- 2.12 The majority of trees, by virtue of the age, size, screening value and generally fair to good condition are categorised as moderate quality (Category B). Several smaller and younger trees are present on site and are categorised as low quality (Category C).

Root Protection Areas

- 2.13 Using the results of the field survey a Root Protection Area (RPA) has been calculated in accordance with BS 5837 using each tree's stem diameter at 1.5 metres⁴. The RPA represents the minimum area around each tree that must be left undisturbed to ensure its survival.
- 2.14 Where a trees rooting pattern is considered to have been influenced by site conditions the RPA has been adjusted or offset to most accurately represent the likely spread of roots⁵. On this site influences on root morphology are considered to be the retaining walls and building foundations.

Policy, designations and protection

Planning Policy

- 2.15 All trees are a material consideration in the planning process. Effects on trees will therefore be considered by the consenting authority. Adverse effects that cannot be mitigated and which are not acceptable on balance against other benefits may weigh against the granting of planning permission.
- 2.16 There should be a common sense ambition to limit tree loss to that which is strictly required to facilitate the proposal, and to achieve a good design. Trees which are retained should not be harmed and the proposal should present a reasonable account of the prospects for tree retention in accordance with BS 5837.

National Planning Policy Framework

- 2.17 The National Planning Policy Framework (NPPF) has an overarching environmental objective. This embeds protection and enhancement of the natural environment and biodiversity in decision making⁶.
- 2.18 Planning policies and decision making should recognise the wider benefits from natural capital and ecosystem services, including those provided by trees and woodland, and minimise impacts on and provide net gains for biodiversity⁷.
- 2.19 Where significant harm to biodiversity cannot be avoided, mitigated, or compensation provided, planning permission should be refused⁸. Loss or fragmentation of trees and woodland may constitute or give rise to significant harm to biodiversity.

⁴ Refer to Appendix A for RPA area calculations

⁵ See Drawing 1 for RPA shapes

⁶ NPPF paragraph 8 (c)

⁷ NPPF paragraph 170 (b) (d)

⁸ NPPF paragraph 175 (a)

- 2.20 There is a strong policy presumption against loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees. Development resulting in the loss of either should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists⁹.

Local Planning Policy

- 2.21 Wirral Council has adopted the Unitary Development Plan that contains policies of relevance to trees. In particular ' Policy GR7 - Trees and New Development:

In assessing the protection to be given to trees on development sites, the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to:

- (i) substantially preserve the wooded character of the site or of the surrounding area;
- (ii) provide for the protection of trees of greatest visual or wildlife value and other vigorous healthy trees;
- (iii) ensure that trees to be retained have adequate space in order to prevent damage to their canopy or root structures during construction and to allow for the future growth of canopy and roots to normal mature sizes;
- (iv) prevent the removal of trees by occupiers of the development to obtain reasonable sunlight to habitable rooms, secure an open unshaded garden area, or to remove perceived dangers to life and property; and
- (v) protect trees on adjacent land which may be affected by the development proposed;

Applications should include detailed plans showing the location of individual trees to be affected by the development proposed, together with information related to trunk girth, species mix, height, canopy spread and general health and condition. Trees to be felled should be clearly indicated.

Where development involving the loss of trees is permitted, Local Planning Authority will, as a condition of planning consent, require replacement trees to be planted elsewhere on the site where this is required in order to protect or preserve local amenity.

Planning conditions will include provision for the future maintenance of newly planted stock, including the replacement of failures, until newly planted stock is established and capable of normal unaided growth; and during the construction period, measures related to the protection of trees to be retained.

Work to trees, including felling, removal, thinning and crown lifting should be completed prior to construction commencing in accordance with a scheme of work agreed in advance with the Local Planning Authority.'

⁹ NPPF paragraph 175 (c)

Tree Preservation Orders

- 2.22 A check with the local authority, Wirral Council, was undertaken on 6th January 2021. The online mapping system confirmed that 11 trees on the boundaries of the site are protected by Tree Preservation Order.

Figure 3 Wirral Council: Tree Preservation Order Location Plan

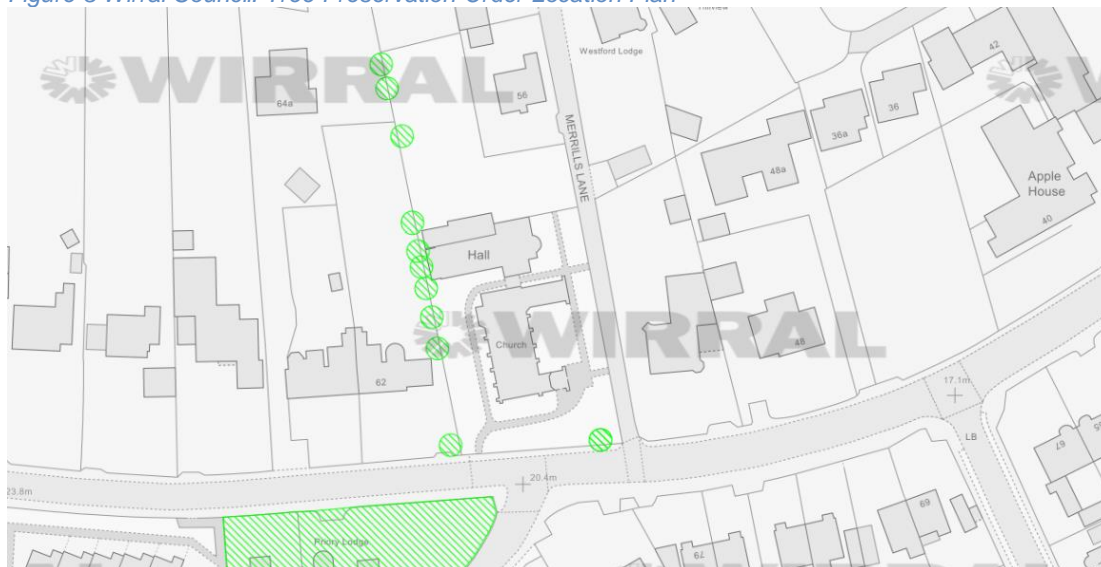


Table 3 Tree Preservation Orders

Order name	Order reference	TEP Feature reference
TPO - WR0406	WR0406	T1, T2, T3, T4, T8, T13, T17, T20, T21, T24, T25

- 2.23 Works to TPO trees must only be undertaken with the written consent of the Local Authority, given in the form of a planning permission (other than an outline planning permission), discharge of reserved matters, or via a TPO application.
- 2.24 In the context of a planning application, the presence of a TPO is material but it does not necessitate the retention of protected trees within proposed development. Equally, the lack of a TPO does not mean that removal of any particular tree would be without significant impact. The existence of a TPO may indicate the local authority's view regarding priorities for tree retention and amenity value. BS 5837 recommends that TPOs should be considered in the design process.

Conservation Areas

- 2.25 A check with the local authority was undertaken on 6th January 2021. The online mapping system confirmed that no trees within and/or adjacent to the site are within a Conservation Area.

Ancient Woodland

- 2.26 Ancient Woodland is defined in England as any area that has been wooded continuously since at least 1600 AD; it is regarded as 'irreplaceable'¹⁰. The distribution of Ancient Woodland has been assessed on the basis of Natural England's Ancient Woodland Inventory (Provisional) for England via www.magic.defra.gov.uk.
- 2.27 There is no ancient woodland within and/or adjacent to the site.

Veteran Trees

- 2.28 NPPF defines veteran trees are those which, because of age, size and condition, are of exceptional biodiversity, cultural or heritage value¹¹. All ancient trees are veteran trees. Not all veteran trees are ancient, though they tend to be relatively old for the species. Ancient and veteran trees are regarded as 'irreplaceable'.
- 2.29 There is no comprehensive national register of veteran trees. The Woodland Trust maintains an inventory of significant trees which includes some ancient and veteran individuals¹². At the time of writing it contained no records of relevance to the site.

Community Forests

- 2.30 Online mapping¹³ confirmed that the site is not within a Community Forest.

Habitats of Principal Importance

- 2.31 A list¹⁴ of habitats which are of principal importance for the purpose of conserving biodiversity is maintained by the Secretary of State¹⁵. The list includes habitat types that are defined by woody vegetation, which are listed below. The geographical extent and location of these habitats (excluding hedgerow) is mapped by Natural England on the Priority Habitat Inventory¹⁶. Observations were also made to corroborate the mapping during the site survey.

Deciduous Woodland

- 2.32 Six distinct types of woodland¹⁷ are amalgamated in the Inventory under the habitat type 'Deciduous Woodland'.
- 2.33 The Inventory has no records of Deciduous Woodland at the site.

*Wood Pasture and Parkland*¹⁸

- 2.34 The Inventory has no records of Wood Pasture and Parkland at the site.

¹⁰ NPPF Annex 2: Glossary (p.67)

¹¹ NPPF Annex 2: Glossary (p. 64)

¹² <https://ati.woodlandtrust.org.uk/>

¹³ <https://magic.defra.gov.uk/>

¹⁴ <http://jncc.defra.gov.uk/page-5706>

¹⁵ Natural Environment and Rural Communities Act 2006, 41 (1)

¹⁶ <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁷ Upland Oakwood; Lowland Beech and Yew Woodland; Upland Mixed Ashwoods; Wet Woodland; Lowland Mixed Deciduous Woodland; Upland Birchwoods

¹⁸ http://jncc.defra.gov.uk/docs/UKBAP_BAPHabitats-65-WoodPastureParkland2011.doc

*Traditional Orchards*¹⁹

- 2.35 The Inventory has no records of Traditional Orchards at the site.

*Hedgerow*²⁰

- 2.36 Hedgerow is any boundary line of trees or shrubs over 20m long and less than 5m wide, and where any gaps are less than 20m wide. It may include banks, walls, ditches, herbaceous vegetation, climbing plants or trees within 2m of the centre line. All hedgerows which comprise at least 80% woody native species are included.
- 2.37 The survey identified four hedgerows²¹. Of these, only H3 meets the description of Habitat of Principal Importance.

Protected Species

- 2.38 No assessment of the presence of protected species has been made during the production of this report. Features of possible interest that were observed incidentally during the tree survey are recorded in Appendix A.
- 2.39 Works to and around trees have the capacity to affect protected species where present, particularly including birds, bats, great crested newts, badgers, dormice, otters and water voles. Contractors should be familiar with the locations and sensitivities of any protected species that are present and take reasonable avoidance measures or comply with the requirements of any licence agreement in accordance with the advice of an ecologist.

Birds

- 2.40 Intentional harm to a wild bird, egg, or a nest that is in use or being built is an offence²². Disturbance of certain wild birds that are building a nest, or are in, on or near a nest containing eggs or young, or disturbance of dependent young is also an offence²³.
- 2.41 All trees are a potential habitat for nesting birds so tree work should ideally, but not essentially, be undertaken outside the bird nesting season. Between March and August, a detailed inspection of each tree should be undertaken by a qualified ecologist to confirm the absence of nesting birds immediately prior to works.
- 2.42 Some birds nest outside the core nesting season. If an active nest is found at any time of year, work likely to affect the nest must be halted until the nest becomes inactive. This will vary depending on the species of bird but is typically up to six weeks. The advice of an ecologist regarding the duration and size of a protection buffer around the nest should be sought.

¹⁹ http://jncc.defra.gov.uk/Docs/UKBAP_BAPHabitats-56-TraditionalOrchards.doc

²⁰ http://jncc.defra.gov.uk/Docs/UKBAP_BAPHabitats-17-Hedgerows.doc

²¹ See Appendix A

²² Wildlife and Countryside Act 1981, 1 (1)

²³ Wildlife and Countryside Act 1981, 1 (5)

Bats

- 2.43 It is an offence to damage, destroy or obstruct access to any structure or place which is used for shelter or protection²⁴, or breeding or resting²⁵ by a bat. Mature trees often contain cavities, splits and ivy, which may be attractive to bats.
- 2.44 If the presence of a bat, or a roost or resting site is suspected whilst undertaking works on any trees, operations must be halted and the advice of appropriately licensed ecologist should be sought.

²⁴ Wildlife and Countryside Act 1981, 9 (4)

²⁵ The Conservation of Habitats and Species Regulations 2017, 43 (1)

3.0 Effects

- 3.1 In simple terms, the effects on arboriculture comprises an account of which existing trees, groups of trees, hedgerow and woodland would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.

Proposed development

- 3.2 The proposed development comprises demolition of existing church and outbuildings on site; and construction of 8 new residential dwellings in the form of 4 semi-detached blocks around a new access road from Ford Road; with associated pavements, hard-surfacing and car parking.
- 3.3 The proposed layout is shown on Drawing 2 and Drawing 3 and is based on drawing 2062-010A - Proposed Site Layout with Detail - Rev B provided by Ainsley Gommon Architects Ltd.
- 3.4 An external works plan showing the detail and arrangement of drainage, levels, retaining structures and utilities was not available to inform the production of this assessment.

Tree Removal

- 3.5 This section details all tree removal which is proposed as part of the development. All trees not identified for removal can be retained in accordance with BS 5837.
- 3.6 3 individual trees would be removed. The removal of T22 has already been approved as part of planning permission for the demolition phase but is included here for completeness and in the absence of any replacement planting commitments for demolition.
- 3.7 Crown lifting of trees T20 will be required to allow space for erection of scaffolding, which will result in a reduction in canopy extent to the east of approximately 1-2m. Crown lifting of T13 will also likely be required for the visibility splay of the new access road.

Table 4 Reference number and location of features that would be removed

	Trees	Groups	Woodland	Hedgerow
Remove (on-site)	T11, T16, (T22)	-	-	-
Remove (off-site)	-	-	-	-

(Features in brackets are those which would be removed as part of the demolition phase, Phase 1, for which planning permission has previously been granted)

- 3.8 If planning permission is granted with reference to this report, the removal of any feature not listed above and shown on Drawing 2 for removal would constitute a material amendment and may therefore require an application to vary the consent.
- 3.9 The following table provides an overview of the quantity and the percentage of trees that would be removed and a breakdown of the number of instances of removal by quality category. It uses canopy area to describe effects on Trees, Groups and Woodland. The reported areas may be higher than the absolute area of tree cover on the site due to overlap between adjacent features.

Table 5 Quantity and percentage of trees to be removed

Feature	Number of features affected				
	Category A	Category B	Category C	Category U	Hedges
Trees	-	-	3	-	-
Groups	-	-	-	-	
Woodland	-	-	-	-	
Total loss	0ha	0ha	0.0021ha	0ha	0m
Proportion of existing	0%	0%	7%	0%	0%

- 3.10 All three trees to be removed are low quality (Category C).
- 3.11 The former foundations of the existing church will likely have impeded root growth within the building footprint to allow for construction of the proposed turning head without significant impact to retained trees along the western boundary.

Effects on designated or protected features

Tree Preservation Order

- 3.12 The proposed development would not result in the removal of any TPO trees.

Habitats of Principal Importance

- 3.13 Loss of or harm to a Habitat of Principal Importance, without mitigation, constitutes an adverse effect that is likely to be regarded by the consenting authority as contrary to its duty to conserve biodiversity.

Hedgerow

- 3.14 The proposed development would not result in loss of Hedgerow.

Protected Species

- 3.15 The effects of the proposed development on protected species and significance thereof is not within the scope of this report.

4.0 Mitigation

4.1 This section describes opportunities to mitigate or offset adverse effects described by the previous section. It summarises measures that are part of the proposed development and which are relied upon by this report, and measures that are not proposed but could be secured by planning condition or agreement. Conclusions are drawn regarding overall effects, and the requirements that should be imposed in order to secure the outcomes described.

4.2 The table below provides an overview of effects on the receptors described in the preceding sections. Within it, Column (1) describes the outcome for each receptor without mitigation; Column (2) reflects whether any mitigation would be secured by the current application; Column (3) represents whether predicted effects are (or could be rendered) neutral or positive; and Column (4) defines the outcome in simple terms.

Table 6 Summary of effects and mitigation

Receptor	(1) Adverse effect*	(2) Mitigation proposed	(3) Mitigation possible	(4) Residual effect
Tree cover	Yes	Yes	Yes	Pending
Tree condition ²⁶	Yes	Yes	Yes	Neutral
Ancient Woodland	No	N/A	N/A	Neutral
Veteran Trees	No	N/A	N/A	Neutral
Deciduous Woodland	No	N/A	N/A	Neutral
Wood Pasture and Parkland	No	N/A	N/A	Neutral
Traditional Orchard	No	N/A	N/A	Neutral
Hedgerow	No	No	No	Neutral

**Without mitigation*

4.3 **Positive** residual effects represent benefits that would be delivered by the proposed development.

4.4 **Neutral**²⁷ residual effects are those that should have no weight in decision making.

²⁶ In this context, whether there would be a risk of harm to existing trees during development (without protection)

²⁷ Including negligible and non-material effects

4.5 **Negative** residual effects cannot be mitigated or offset and represent adverse effects of the proposed development. They may be acceptable in the planning balance on consideration of other benefits delivered by the proposed development.

4.6 **Pending** residual effects are those for which mitigation or offsetting can be secured after consent has been granted, typically by planning condition. It is assumed by this report that they would be.

Proposed measures

4.7 The following measures are proposed and would be secured by a planning permission referencing and requiring compliance with this report:

Layout

4.8 The retention of trees that has been assessed as possible within the proposed layout would be observed by the developer and all appointed contractors; tree removal would be limited to that illustrated on Drawing 2.

Tree works

4.9 The works recommended in Appendix A²⁸ would be undertaken by a qualified contractor in accordance with British Standard 3998:2010 Tree work – Recommendations.

Recommended measures

4.10 The following measures should be secured by planning condition or other agreement:

Arboricultural Method Statement

4.11 Tree Protection Measures and construction methods to prevent harm to retained trees in accordance with BS5837:2012 should be detailed within an Arboricultural Method Statement prior to commencement of development.

4.12 The scope of the Arboricultural Method Statement and the locations of activities that cannot be completed without it are illustrated on an Arboricultural Method Statement Heads of Terms Plan at Drawing 3.

Planting

4.13 New planting is shown indicatively on the proposals layout. See drawings 2 and 3 (D7472.002 & D7472.007).

4.14 A detailed scheme of tree planting should be produced and implemented. It should include:

- (i) At least as many new trees as shown indicatively on the proposals
- (ii) A range of at least 4 different species
- (iii) At least 4 trees of large ultimate size and 2 of medium size

²⁸ Other than those relating to trees that would be removed

(iv) Planted in locations shown on the proposals, or other appropriate locations dependant on species selected

- 4.15 Provision should be made for the maintenance of new planting in accordance with British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and replacement of failures for a period of at least 5 years.

APPENDIX A: Arboricultural Survey Data

APPENDIX A: Arboricultural Survey Data Sheets



Surveyor Mark Levitt
 Date 11.02.2019
 Town Upton
 Site United Reform Church, Ford Road
 Dwg Ref D7472.001

Ref	Species	Height	Stem Dia.	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Height of Lowest Branch	Direction of Lowest Branch	Maturity	Condition	Comments on form, condition, health and significant defects	BS5837 Tree Quality Assess.	Radius of RPA guide circle	BS5837 RPA Area	Management Recommendations	Estimated Remaining Contribution	TPO
		(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)		Young, Middle Age, Mature	Good, Fair, Poor, Veteran		A,B,C,U (1,2,3)	(m)	(m2)		Long, Medium, Short	Y/N
Trees																			
T1	Lombardy poplar	28.0	900	1.0	3.0	4.0	5.0	4.0	3.0	N	Mature	Good	Large boundary tree growing within H1. Stem lean to south east towards site. Garden at west of site at a slightly higher level. Minor deadwood with a fallen hung up limb in canopy. Typical form and good vigour.	B,1,2	10.8	366.4		Medium	Y
T2	Lombardy poplar	27.0	900	1.0	4.0	3.5	5.0	4.0	3.0	NE	Mature	Good	Large boundary tree growing within H1. Stem lean to south east towards site. Garden at west of site at a slightly higher level. Minor deadwood. Typical form and good vigour.	B,1,2	10.8	366.4		Medium	Y
T3	Sycamore	13.0	925	3.0	6.0	6.0	6.0	6.0	2.0	N	Middle Age	Good	Multi-stemmed at base with tight and included unions. Stub at base with large decay pocket. Good vigour and well balanced crown.	B,1,2	11.1	386.8		Long	Y
T4	Sycamore	8.5	380	1.0	3.0	3.0	3.0	3.0	3.5	S	Middle Age	Fair	Growing on boundary, barb wire embedded in stem. Large stem wound at east with dead stub. Bifurcate at c. 3.5m. Good vigour and crown form.	C,1,2	4.6	65.3		Medium	N
T5	Common beech	9.5	270	1.0	2.5	2.5	2.5	2.5	1.5	N	Middle Age	Good	Growing on boundary. Multi-stemmed at c. 1.7m. Upper crown suppressed by T6 and T7 to south. Twist in stem. Good vigour.	C,1,2	3.2	33.0		Long	N
T6	Common beech	c. 7	200	3.0	3.0	3.0	3.0	3.0	1.5	E	Middle Age	Fair	Third party tree. Obscured by and conflicting with northwest corner of building. Stems viewed from distance from south. Good vigour.	C,1,2	2.4	18.1		Medium	N
T7	Common beech	c. 8	250	1.0	3.0	3.0	3.0	3.0	1.5	E	Middle Age	Fair	Third party tree. Obscured by northwest corner of building. Stem viewed from distance from south. Good vigour.	C,1,2	2.4	28.3		Long	N
T8	Sycamore	14.5	707	2.0	7.0	5.0	7.0	7.0	5.0	E	Middle Age	Good	Third party large tree. Bifurcate at c. 0.5m. Stems viewed from distance from south. Good vigour. Canopy overhanging church and site.	B,1,2	8.5	226.2		Long	Y
T9	Holly	3.0	100	1.0	2.5	2.5	2.5	2.5	1.5	N	Middle Age	Good	Small third party tree mostly obscured by boundary fence.	C,1	1.2	4.5		Long	N
T10	Common ash	3.5	112	3.0	1.0	1.0	1.0	1.5	1.5	E	Young	Good	Multi-stemmed self-set small tree. Good vigour.	C,1	1.3	5.7		Long	N

APPENDIX A: Arboricultural Survey Data Sheets

Ref	Species	Height	Stem Dia.	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Height of Lowest Branch	Direction of Lowest Branch	Maturity	Condition	Comments on form, condition, health and significant defects	BS5837 Tree Quality Assess.	Radius of RPA guide circle	BS5837 RPA Area	Management Recommendations	Estimated Remaining Contribution	TPO
		(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)		Young, Middle Age, Mature	Good, Fair, Poor, Veteran		A,B,C,U (1,2,3)	(m)	(m2)		Long, Medium, Short	Y/N
T11	Turkey oak	4.5	192	4.0	2.0	1.5	1.5	2.0	0.5	W	Middle Age	Good	Multi-stemmed at base. Lower stems removed to east adjacent access road. Tight unions at base and good vigour.	C,1	2.3	16.7		Long	N
T12	Flowering cherry	5.0	203	5.0	2.0	2.5	2.0	2.0	0.5	W	Middle Age	Good	Multi-stemmed at base. Balanced crown. Good vigour. Broken branch. Ivy extensive up stems.	C,1,2	2.4	18.7	Sever ivy.	Medium	N
T13	Sycamore	10.5	457	2.0	5.0	4.0	5.0	5.0	2.0	S	Middle Age	Good	Bifurcate at base. Lower stems removed to south over road. Good vigour. Ivy extensive up stems.	B,1,2	5.5	94.3	Remove ivy.	Long	Y
T14	Flowering cherry	8.0	150	1.0	5.0	1.0	2.5	3.0	2.0	N	Middle Age	Fair	Stem lean to north, growing from base of T13 and suppressed by this tree. Ivy extensive.	C,1,2	1.8	10.2	Remove ivy.	Medium	N
T15	Crab apple	4.5	164	2.0	2.5	1.5	1.5	2.0	1.0	N	Middle Age	Fair	Bifurcate at c. 1.3m. Ivy extensive. Minor dead wood. Imbalanced form.	C,1,2	2.0	12.2	Remove ivy.	Medium	N
T16	Leyland cypress	6.0	245	3.0	1.5	1.5	1.0	2.0	0.0	N	Middle Age	Good	Multi-stemmed form. Dense crown. No significant defects.	C,1,2	2.9	27.1		Long	N
T17	Common beech	c. 11	600	1.0	6.0	6.0	8.0	5.0	2.0	SE	Middle Age	Good	Third party garden tree growing adjacent driveway entrance in raised planting bed. Twisted upper main stem. Balanced crown. Canopy overhanging site by c. 7m. Good vigour. Previous stems removed to south. Stems lost with decay to west.	B,1,2	7.2	162.9		Long	Y
T18	Flowering cherry	7.0	150	2.0	4.0	1.0	4.0	2.0	1.5	N	Middle Age	Fair	Imbalanced crown, suppressed by T17. Large stem wound on southern stem with decay. Good vigour.	C,1,2	1.8	10.2		Medium	N
T19	Crab apple	5.0	280	1.0	3.5	2.5	3.0	3.0	1.5	NW	Middle Age	Good	Third party garden tree viewed from site. Stems removed to south and east. Good vigour.	C,1,2	3.4	35.5		Medium	N
T20	Sycamore	12.0	510	1.0	4.0	5.0	7.0	5.5	2.0	E	Middle Age	Good	Previous lower stems removed with wounds completely healed. Bifurcate with twin stems above from c. 2m. Good vigour.	B,1,2	6.1	117.7		Long	Y
T21	Common beech	14.0	650	1.0	4.0	4.0	8.0	7.0	2.0	E	Middle Age	Good	Third party tree on boundary, Damage from boundary fencing and corrugated metal sheet embedded in stem. Bifurcate at c. 2m with tight union. Good vigour.	B,1,2	7.8	191.1		Long	Y
T22	Portuguese laurel	4.0	122	5.0	2.0	1.0	1.0	1.0	0.5	NW	Middle Age	Fair	Memorial tree growing within planting bed in inset corner of building. Encroaching on building. Pest holes and damage to leaves.	C,1	1.5	6.8		Long	N
T23	Common beech	c. 10	320	1.0	2.0	4.0	7.0	7.0	2.0	E	Middle Age	Good	Third party boundary tree. Conflicting with and suppressed by T24. Bifurcate at c. 2m with tight union. Spreading imbalanced crown overhanging site. Good vigour.	C,1,2	3.8	46.3		Long	N

APPENDIX A: Arboricultural Survey Data Sheets

Ref	Species	Height	Stem Dia.	No. of stems/individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Height of Lowest Branch	Direction of Lowest Branch	Maturity	Condition	Comments on form, condition, health and significant defects	BS5837 Tree Quality Assess.	Radius of RPA guide circle	BS5837 RPA Area	Management Recommendations	Estimated Remaining Contribution	TPO
		(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)		Young, Middle Age, Mature	Good, Fair, Poor, Veteran		A,B,C,U (1,2,3)	(m)	(m2)		Long, Medium, Short	Y/N
T24	Sycamore	c. 14	620	1.0	6.0	5.0	7.0	7.0	2.0	S	Middle Age	Good	Large third party boundary tree. Bends in stem. Large limb at south at c. 2m, bifurcate again at c. 3m. Suppressed by T25. Good vigour.	B,1,2	7.4	173.9		Long	Y
T25	Common ash	c. 14	500	1.0	6.0	4.0	8.0	8.0	4.0	W	Middle Age	Good	Large third party boundary tree with high crown. Medium sized limbs removed to west c. 4-5m. Good vigour. Suppressed from north and southeast.	B,1,2	6.0	113.1		Long	Y

Groups

G1	Hawthorn; common beech; privet	to c. 5	c. 10-100	c. 20 trees							Middle Age	Fair	Linear boundary group of small single and multi-stemmed trees/outgrown hedgerow. Good vigour.	C,2	Refer to Drawing	n/a		Long	N
G2	Cotoneaster	to 2	n/a	n/a							Middle Age	Good	Mass of cotoneaster in northeast corner of site.	C,2	Refer to Drawing	n/a		Long	N
G3	Flowering cherry; cherry plum; blackthorn	to 2.5	10-50	c. 10 stems							Young	Good	Small self-set trees/stems and one garden shrub.	C,2	Refer to Drawing	n/a		Long	N
G4	Common beech	to c. 11	230; 230	2 trees							Middle Age	Fair	Row of smaller third party beech trees along boundary. Southerly tree grown around metal fence and leaning into site. Canopies conflicting with taller trees above. Small branch hanger.	C,2	Refer to Drawing	n/a		Long	N

Hedges

H1	Privet	to 4	n/a	n/a							Middle Age	Fair	L-shaped hedge around northern and northwestern boundaries. Unmanaged.		Refer to Drawing	n/a	Prune and bring back into management.	Long	Y
H2	Privet; common ash	to 5	n/a	n/a							Middle Age	Fair	Tall hedge between site and adjacent access road growing around telegraph pole. Contains one taller self-set ash tree which will eventually conflict with telephone line. Unmanaged except on east adjacent access road to c. 4m		Refer to Drawing	n/a	Prune and bring back into management.	Long	N
H3	Common beech; sycamore; holly	to c. 4.5	avg. 20	c. 50 plants							Middle Age	Good	Unmanaged large hedgerow on boundary between site and access road. Mostly beech with some holly and occasional self-set sycamore. Ivy extensive along base. Good vigour and screening value.		Refer to Drawing	n/a		Long	N
H4	Privet	2.0	n/a	n/a							Middle Age	Good	Managed garden boundary hedge.		Refer to Drawing	n/a		Long	N
H5	Privet	2.0	n/a	n/a							Middle Age	Fair	Unmanaged third party garden boundary hedge.		Refer to Drawing	n/a		Long	N

APPENDIX B: Survey Method

APPENDIX B: Survey Method

The survey of trees is conducted from ground level only. The nature of the soils on site is not assessed.

Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of survey.

The following features of each tree, group of trees or wood may have been recorded in the Arboricultural Survey Data Sheets at Appendix 1.

Species	The common name is given. The Latin name may also be given if further clarification is required.	
Height	Top height of tree recorded in metres.	
Stem Diameter	For single-stemmed trees the measurement is taken at 1.5 metres above ground level and recorded in millimetres. For multi-stemmed trees an average all stems measured at 1.5m above ground level is used. For tree groups a range from minimum to maximum diameters is provided based on measurements taken using one of the aforementioned methods.	
No. of Stems	A count of stems arising below a height of 1.5 metres.	
Crown Spread	The N, S, E and W branch spreads are recorded in metres to provide a representative crown shape.	
Height of Lowest Branch	Crown clearance above ground level recorded in metres.	
Direction of Lowest Branch	The direction of growth of the first significant branch from the point of attachment.	
Maturity	Young	Trees that can reasonably be relocated or replaced like for like, without undue cost;
	Middle Age	Trees in the established growth stage of their life with the potential to continue increasing in size;
	Mature	Trees that have reached their ultimate size, given their location and surroundings;
Condition	Good, Fair, Poor. An overall assessment of a tree's physiological and structural state in which factors that may increase its susceptibility to the effects of development are taken into account. Veteran. Trees that are in such a condition as to significantly increase their biological, cultural or aesthetic value. This is characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.	
Comments	A brief evaluation and description of the tree with comments on form, vitality, health and any significant defects or symptoms of ill-health.	

BS 5837 Tree Quality Assessment

The tree quality assessment is based on Table 1 of BS 5837:2012 (See below). Four categories (A, B, C and U) are used to denote tree quality (A= High, B = Moderate, C = Low, U= Unsuitable for retention). Subcategories (1-3) denote the specific function value of the trees and the reasoning behind the allocation of a specific category (the subcategories may be used in combination but do not accumulate collective weight).

Root Protection Area (RPA)

The RPA is allocated to ensure that a sufficient area is left undisturbed during development. It is provided as an area (m²) and as the radius of a circle (m) typically plotted from the centre of the stem.

The RPA is calculated using a mathematical equation included in BS 5837:2012 (Section 4.6 and Table D.1) and is based on a tree's stem diameter. In some cases the RPA may need to be adapted to best reflect the likely area and position of roots required to ensure survival; this may be based on criteria such as the tree's condition, species, crown spread and any barriers to growth. Any alteration must be justifiable but is made at the Arboricultural Consultants discretion.

Recommendations

Recommendations for arboricultural works, etc. are based on the **current** land use, and take into account the tree or group attributes without bias to the proposed development.

Estimated Remaining Contribution

An estimation of the life expectancy as healthy functioning tree. This will be influenced by species and the condition of the tree at the time of survey.

Long	> 40 years
Medium	20 – 40 years
Short	less than 20 years

APPENDIX B: Survey Method

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

British Standards Institute (2012) BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
p.9

NOTES:

All young trees are assessed as quality category 'C' but this does not preclude their retention within a development.

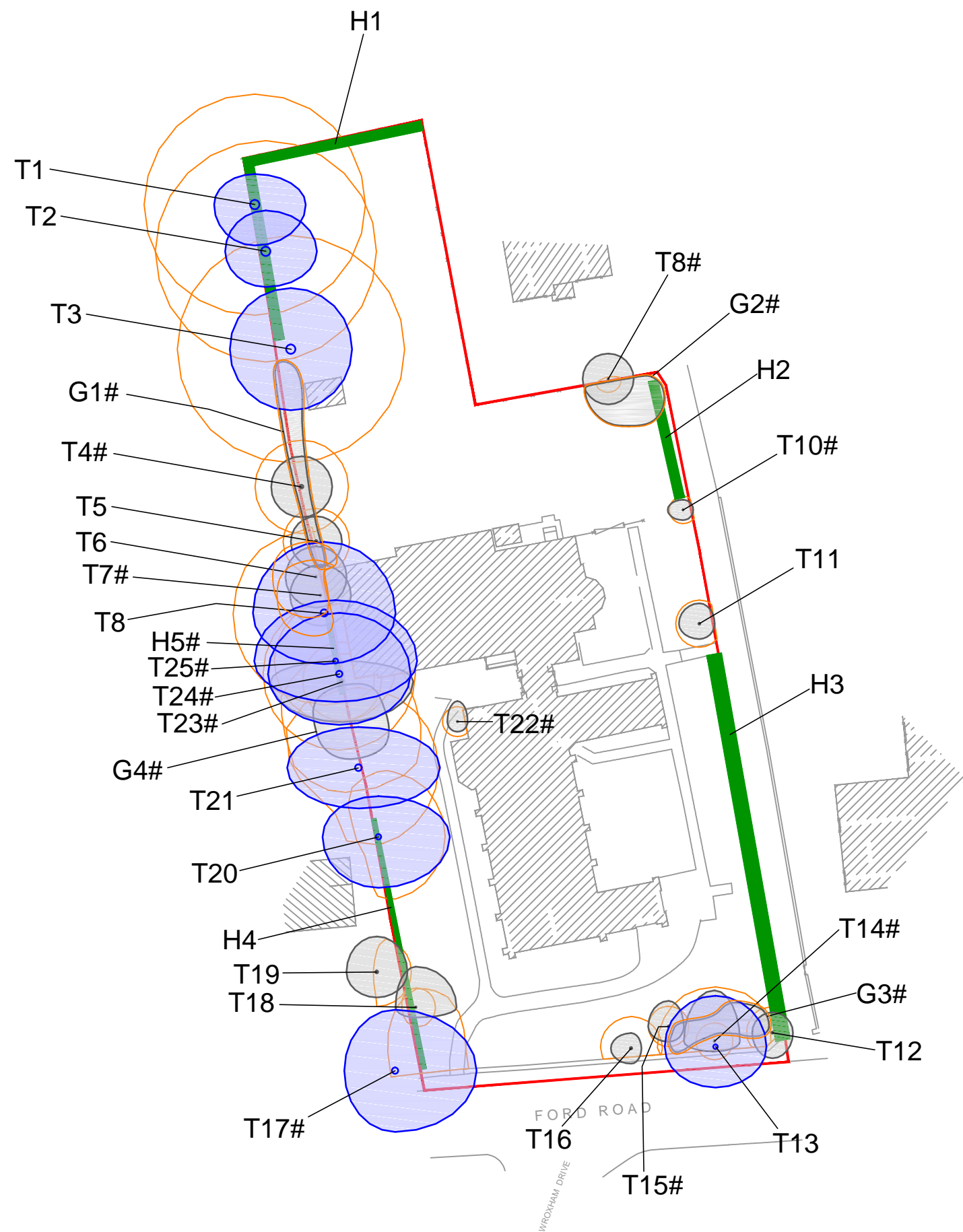
For hedges the height, canopy spread and number of stems is recorded but they are not assigned a quality category.

DRAWINGS

Drawing 1 - Tree Constraints Plan

Drawing 2 - Tree Works Plan

Drawing 3 - Arboricultural Method Statement Heads of Terms Plan



KEY

[This drawing must be reproduced in colour]

- T1 Individual trees
- G1 Groups of trees
- H1 Hedgerow
- Root Protection Area (RPA)
- Survey Boundary
- # Approximate location (Feature not shown on topo)

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)
- Hedgerow (Not categorised)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).



Rev	Description	Drawn	Approved	Date



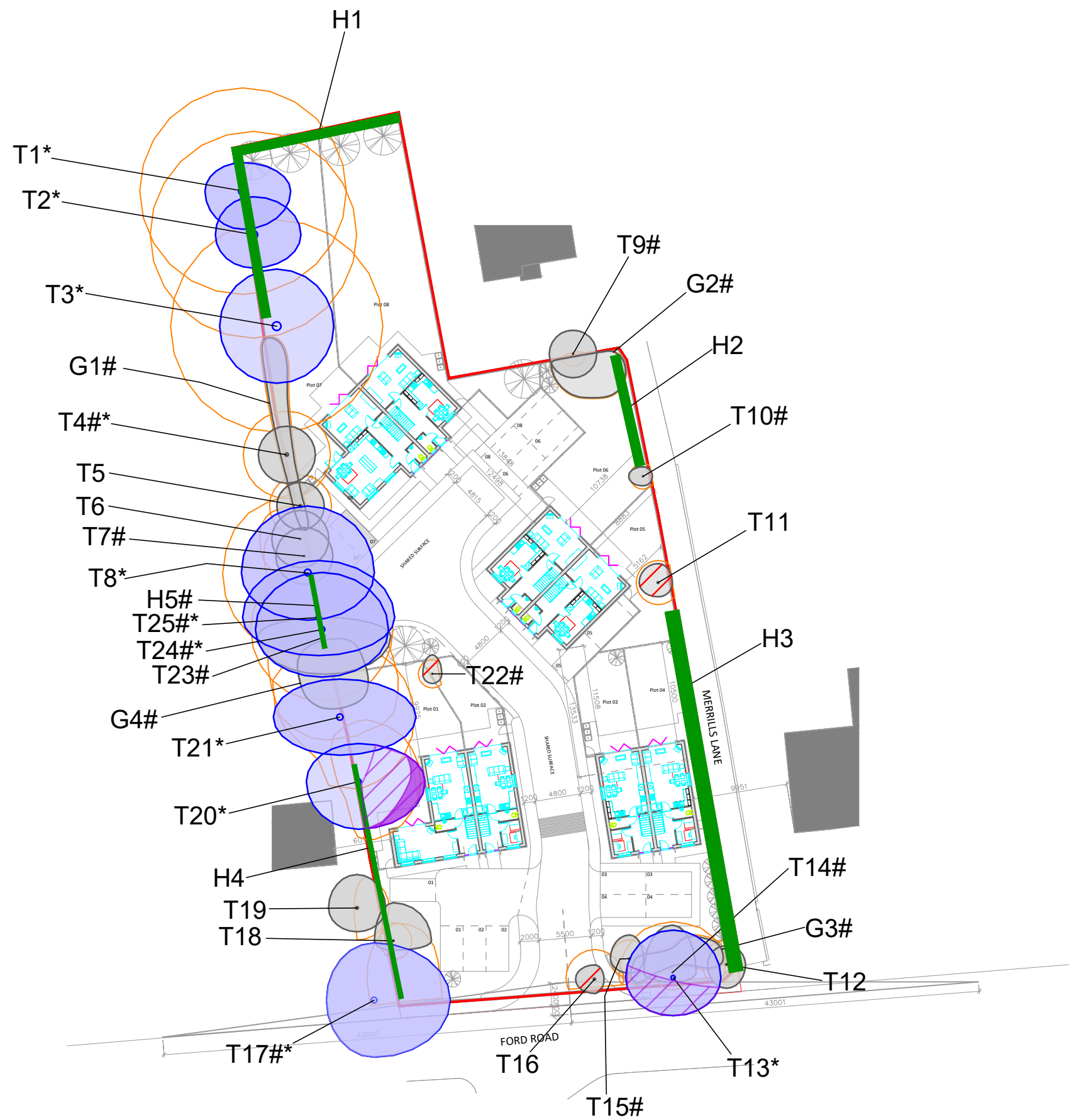
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Project
Former United Reform Church, Ford Road, Upton
 Arboricultural Impact Assessment

Title
Drawing 1 - Tree Constraints Plan

Drawing Number
D7472.001

Drawn	Checked	Approved	Scale	Date
SDR	ML	JGS	1:500 @ A3	26/02/2019



KEY

[This drawing must be reproduced in colour]

- T1 Individual trees
- G1 Groups of trees
- Site Boundary
- # Approximate location (Feature not shown on topo)
- * Tree Preservation Order

Trees to be retained

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Trees with existing or potential conservation value)
- H1 Hedgerow (Not categorised)

Trees to be removed

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)
- Hedgerow (Not categorised)

Trees to be pruned

- (specification to be detailed within Construction AMS)
- Crown lift - for visibility splay and/or scaffolding
 - Approximate crown area to be removed (as a result of crown lift)

NOTE: Tree quality assessment based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

NOTE: This drawing should be read in conjunction with the respective Arboricultural Data Sheets (Appendix A).



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Rev	Description	Drawn	Approved	Date



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Project
United Reform Church, Ford Road, Upton
 Arboricultural Impact Assessment

Title
Drawing 2: Tree Works Plan [EFFECTS]

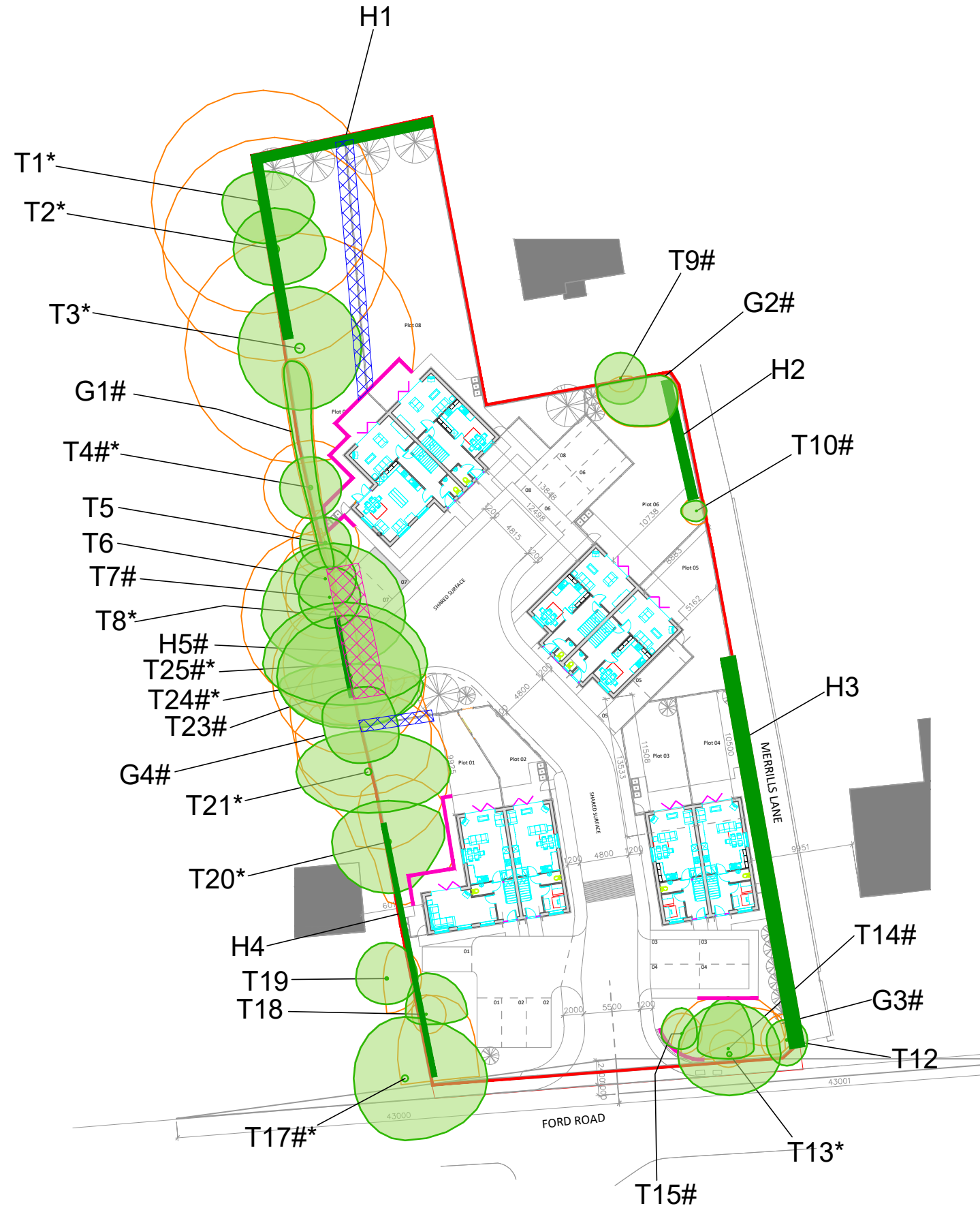
Drawing Number
D7472.002

Drawn	Checked	Approved	Scale	Date
ML	JGS	JGS	1:500 @ A3	14/01/2021

Arboricultural Method Statement Heads of Terms

Construction activities proposed within the Root Protection Area of retained trees based on the proposed layout are highlighted opposite. Further information and assessment on the following elements will be required in the form of an Arboricultural Method Statement, as a minimum, to ensure adequate protection is afforded to trees during and post construction.

- (a) An arboriculturist should be appointed to prepare the Arboricultural Method Statement prior to development commencement. They may thereafter be required to supervise certain activities as specified by the Method Statement.
- (b) Detailed methods should be specified for the implementation of construction in proximity to retained trees determined in consultation with other project specialists.
- (c) The build programme and site logistics plan should be reviewed in relation to retained trees.
- (d) Utilities and drainage information should be reviewed in relation to retained trees.
- (d) Levels information should be reviewed in relation to retained trees.
- (e) Any necessary protection measures or special methodology to protect trees during demolition of the garage.
- (f) The alignment and specification of temporary protection measures for the satisfactory retention of trees during the build phase (barrier fencing and ground protection) should be specified.
- (g) Details of general precautions that should be exercised during the construction phase to minimise impact on retained trees should be provided.
- (h) A system of monitoring and compliance of contractor performance, materials and workmanship according to the AMS should be established.
- (i) The AMS should be submitted to the local planning authority for approval and implemented in full.



KEY

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- Trees and groups to retain
- Hedgerow to retain
- Approximate location (Feature not shown on topo)
- Statutory Protection (TPO, Conservation Area, Important Hedgerow etc.)
- Root Pruning under Watching Brief Trees: T3, T4, T5, T13, T20, T21(minor incursion), and G1
- Supervised works close to tree stems (within 3m) and within RPA of T25(minor incursion).
- Fence post holes to be hand dug, under supervision, and lined to prevent leaching of wet cement into root protection areas

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Rev	Description	Drawn	Approved	Date

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Project
United Reform Church, Ford Road, Upton
Arboricultural Impact Assessment
Title
Drawing 3: Arboricultural Method Statement (AMS)
Heads of Terms Plan
Drawing Number
D7472.007

Drawn	Checked	Approved	Scale	Date
ML	JGS	JGS	1:500 @ A3	14/01/2021



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