TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment to BS 5837:2012 at:

Monks Cross Drive,
Huntington,
York,
YO32 9GX

Prepared for:
FDA Landscape Ltd

Date: *October 2023*

Reference: *AWA5692*

Institute of Chartered Foresters
Registered Consultant

Office: 0114 272 1124 Mobile: 0776 631 0880 Email: info@awatrees.com Website: awatrees.com
Union Forge, 27 Mowbray Street, Sheffield, S3 8EN. AWA Tree Consultants Limited. Company No. 8520123. Registered in England & Wales.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by FDA Landscape Ltd to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

1.2.1 The survey took place during November 2021.

1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.

1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.

1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.

1.2.6 The tree survey data collection was carried out by Mr Tom Readman FdSc Arboriculture, Cert Arb L3, TechArborA, VALID Tree Risk-Benefit Validator Arboriculturist at AWA Tree Consultants Ltd.

1.2.7 Full qualifications and experience are included within Appendix 1. Explanatory details regarding the survey methodology are included within Appendix 2. A full explanation of the tree data can be found at Appendix 3. Full details of all the trees surveyed are found in Appendix 4. For tree locations please refer to the Tree Constraints Plan at Appendix 5 and for detail of the impacts of the new development refer to the Tree Impacts Plan at Appendix 6.

2. The Site

2.1 Location and Description

2.1.1 The site is located at the Monks Cross Shopping Centre in Huntingdon, a village and civil parish in the unitary authority of City of York.

2.1.2 The surveyed area comprises an empty retail unit, with a secured loading area to the west and parking to the north and east areas of the site. To the north, east and south are other buildings in the Monks Cross shopping centre, and to the west is a warehouse.

2.1.3 The approximate area of the survey is highlighted in the (2020 Google Earth) image below:

3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with City of York Council on 23/10/23 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. The site is not situated within a Conservation Area. Two trees at the site are protected by a Tree Preservation Order.

3.1.3 The accessed map image from cyc.maps.gov.uk is detailed below:

3.1.4 Before carrying out any works to protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

3.1.5 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).

3.1.6 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.7 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.8 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.9 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

3.2.1 The tree survey revealed 36 items of woody vegetation, comprised of 29 individual trees and 7 groups of trees, shrubs or hedges.

3.2.2 Of the surveyed trees: 1 tree is retention category 'U' and the remaining 35 trees and groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Species diversity is relatively good, including Alder, Birch, Cherry, Elm, Larch, Oak, Pine, Sweet Chestnut and Sweetgum. Shrubs are typically comprised of Cotoneaster and Elder. Most of the trees are young or semi-mature, with only occasional early-mature trees.

3.2.4 At the western boundary of the surveyed area are shelterbelt group G1 and dense shrub group G2. G1 is situated on adjacent land and is comprised of densely planted, semi-mature trees that provide screening. The group canopy overhangs into the site and is occasionally low. At the base of G1 is a solid stone kerb, which will likely have limited significant root development. G2 is comprised of little-managed shrubs with negligible arboricultural value.

3.2.5 At the northern boundary, situated in shrub beds at the edge of the car

park, are T3 to T15. The trees here typically have reasonable form, although occasional trees including T3 to T5 are suppressed and leaning. Trees at the boundary have lower individual value, but collectively contribute to screening.

3.2.6 Situated in the north-east area of the site is T16, a semi-mature Oak. The tree has no significant defects and has good long-term potential.

3.2.7 At the eastern boundary are T17 to T25, G26, G27, T28 and G29. These trees and groups are typically situated in shrub beds, with limited rooting area. Trees at the eastern boundary typically have limited individual value, but collectively provide some screening from the adjacent highway.

3.2.8 Situated at the southern boundary, in shrub beds at the edge of the car park, are trees and groups T30 to T34, G35 and G36. T30 to T32 are a small group of Sweetgums that form a reasonably attractive boundary feature. T33 is a Birch tree with a significant lean over the parking area, that is not suitable for retention. G35 and G36 are dense, occasionally managed boundary screening features, mostly comprised of Cotoneaster.

3.2.9 T33 requires management regardless of new development. The tree is leaning over the adjacent parking area and should be felled to ground level (as detailed in Appendix 4).

3.2.10 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.11 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5 has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

3.2.12 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.2.13 The RPA for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.3 Photographs

Photo 1: The site, as viewed from the car park to the east

Photo 2: The western boundary, with shelterbelt group G1 and shrub group G2

Photo 3: The northern boundary, with T3 to T9 providing screening

Photo 4: Oak T16, as viewed from the east

Photo 5: Trees and groups at the eastern boundary, providing screening

Photo 6: Birch T33, leaning and recommended for removal

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new Lidl foodstore and drive through unit, with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, 6 trees and 3 tree groups will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable. 1 tree group requires pruning works to facilitate the development.

4.2.2 The trees that require removal to facilitate the development are T20, T21, T22, T23, T24, and T25.

4.2.3 The tree groups that require removal to facilitate the development are G2, G26 and G27.

4.2.4 The trees and tree groups to be removed are all lower value, retention category 'C', which are young to semi-mature and often with defects that limit their value and prospects. Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.

4.2.5 The tree group that requires pruning works to facilitate the development is G1 –prune back from the eastern extent as required. Do not prune beyond boundary. G1 is comprised of semi-mature trees, and tree species that will readily tolerate this pruning with little to no impact on their longevity.

4.2.6 T33 is recommended for removal regardless of the development as its retention is unsuitable due to its poor condition.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 All trees on site are situated in shrub beds, with a brick or stone kerb edging, that is likely to have limited significant root growth into outer areas of the RPA. Additionally, the outer areas of the RPA are comprised of existing hard

standing, including paving and tarmac. As such, any relaying or redevelopment of existing hard standing should not significantly negatively impact retained trees providing exposed areas of the shrub bed, and brick or stone kerb edging, is not disturbed.

4.3.3 The design of the new development has considered the trees crown position in relation to the development. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.

4.3.4 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed

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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

23rd October 2023

AWA Tree Consultants Limited
Union Forge
27 Mowbray Street
Sheffield
S3 8EN

www.awatrees.com

Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered*
Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, *BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered*
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, *BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered*
James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, *MSci Biology, Award L4 Arboriculture, TechArborA, QTRA Registered*
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

James Boyle, *HND Level 5 Arboriculture and Urban Forestry, QTRA Registered*
Jim joined AWA after having worked within the tree care profession for several years, alongside studying at college and university. During this time he gained a wealth of experience and achieved a variety of practical qualifications within the tree care industry. Jim has studied Arboriculture and Urban Forestry at Merrist Wood College in Surrey, Plumpton College in Sussex and University of Highlands and Islands in the Scottish Highlands, where he achieved a distinction in the Higher National Diploma Level 5.

Lucy Garbutt, *MSc Animal Behaviour, BSc (Hons) Biology, CIEEM membership*
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, *BA (Hons), Dip Arboriculture Level 4, TechArborA*
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Mr Tom Readman *FdSc Arboriculture, TechArborA, Valid Tree Risk-Benefit Validator*
Tom joined AWA from his previous role as a tree risk surveyor with Harrogate Borough Council, where he undertook tree risk surveys at a range of sites and prescribed suitable works. Tom also has extensive previous experience as a climbing arborist. Tom achieved a Distinction in the Foundation Degree in Arboriculture, while working at AWA, and has previously achieved Distinction Star, and was recognised as the student of the year, in the Extended Diploma in Forestry and Arboriculture. Tom's work focuses on tree risk surveys and accurate tree data collection for development projects to BS 5837:2012

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
G1	Alder, Birch, Blackthorn, Hazel, Willow	*Alnus sp., Betula sp., Prunus sp., Corylus sp., Salix sp.*	Semi-mature	12	10+	200 avg	Yes	2	See Plan				Adjacent screening group, that occasionally overhangs palisade security fence. Occasional pruning wounds and stubs over site. Occasional low overhang. Occasional dead wood and dead stems. Large kerb between trees and development site, appeared undisturbed. Very low individual value, but moderate collective value				Fair	Fair	20 to 40 yrs		C	Pruning required to facilitate the development. Prune back to the boundary as required. Do not prune beyond boundary.
G2	Alder, Blackthorn, Cherry, Dogwood, Elder	*Alnus sp., Prunus sp., Cornus sp., Sambucus sp.*	Semi-mature	2.5	10+	50 avg	Yes	0.5	See Plan				Dense group of low, historically managed shrubs. Currently little-managed and encroaching into car park. Some Alder Leaf Beetle on Alder shrubs				Fair	Fair	20 to 40 yrs		C	Removal required to facilitate the development.
T3	Elm	*Ulmus sp.*	Semi-mature	9.5	1	250	Yes	2	2	2	2	2	Limited access around base	Single stemmed, Vertical, Bark damage	Stubs, Minor deadwood, Small hanging branch at east aspect	Access prevented detailed inspection. Situated in shrub bed	Fair	Good	20 to 40 yrs		C	No works required.
T4	Cherry	*Prunus sp.*	Semi-mature	9	1	260	No	2	2	3.5	2.5	3	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Multiple stemmed at 3m, Stubs, Gummosis	Stubs, Crown overhanging lamp post	Access prevented detailed inspection. Situated in shrub bed	Fair	Fair	20 to 40 yrs		C	No works required.
T5	Alder	*Alnus cordata*	Semi-mature	9	1	150	Yes	4	2	1.5	1	1	Limited access around base, Situated in shrub bed	Single stemmed, Slight lean north	Unbalanced, Suppressed by adjacent trees, Alder Beetle Infestation, Crown overhanging lamp post	Access prevented detailed inspection. Situated in shrub bed	Fair	Fair	20 to 40 yrs		C	No works required.

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
T6	Alder	*Alnus cordata*	Semi-mature	9	1	150	Yes	2	1	2.5	2	0.5	Limited access around base, Situated in shrub bed	Single stemmed, Slight lean east at base, Vertical at 2m	Unbalanced, Alder Beetle Infestation, Crown overhanging lamp post	Access prevented detailed inspection. Situated in shrub bed	Fair	Fair	20 to 40 yrs		C	No works required.
T7	Alder	*Alnus cordata*	Semi-mature	8.5	1	150	Yes	4	2.5	1.5	1	1	Limited access around base, Situated in shrub bed	Single stemmed, Slight lean north	Unbalanced, Suppressed by adjacent trees, Alder Beetle Infestation, Crown overhanging lamp post	Access prevented detailed inspection. Situated in shrub bed	Good	Fair	>40 yrs		C	No works required.
T8	Elm	*Ulmus sp.*	Semi-mature	9	1	240	No	2.5	2	3	2	2	No visual defects, Situated in shrub bed	Single stemmed at base, Twin stemmed at 2m, Vertical, Tight union	Old pruning wounds	Access prevented detailed inspection. Situated in shrub bed	Good	Fair	20 to 40 yrs		C	No works required.
T9	Cherry	*Prunus sp.*	Semi-mature	5.5	1	220	No	2	3	4	2.5	3	No visual defects, Situated in shrub bed	Single stemmed, Vertical	Crossing branches, Stubs, Minor deadwood		Good	Good	>40 yrs		C	No works required.
T10	Elm	*Ulmus sp.*	Semi-mature	5.5	1	170	No	1.5	2	2	1.5	1.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical, Stubs, Pruning wounds from crown lifting	Normal	Good incremental growth. Access prevented detailed inspection. Situated in shrub bed	Good	Good	20 to 40 yrs		C	No works required.

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
T11	Cherry	*Prunus sp.*	Semi-mature	5.5	1	240	No	2	3	2.5	1.5	2.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical, Ivy covered	Old pruning wounds, Minor deadwood	Access prevented detailed inspection. Situated in shrub bed	Fair	Fair	20 to 40 yrs		C	No works required.
T12	Larch	*Larix decidua*	Young	6.5	1	100	Yes	2.5	1.5	2	2	2	Limited access around base, Situated in shrub bed	Single stemmed, Vertical	Normal	Access prevented detailed inspection	Fair	Fair	>40 yrs		C	No works required.
T13	Larch	*Larix decidua*	Semi-mature	9.5	1	200	Yes	3	3.5	3.5	4	3.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical	Normal	Access prevented detailed inspection. Situated in shrub bed	Good	Good	>40 yrs		C	No works required.
T14	Pine	*Pinus nigra var.maritima*	Early-mature	9.5	1	350	No	2	2.5	2.5	3	3	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Pruning wounds from crown lifting	Normal	Crown obscures street light	Good	Good	>40 yrs		C	No works required.
T15	Cherry	*Prunus sp.*	Semi-mature	5.5	1	210	No	2	2.5	2.5	2	2.5	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Multiple stemmed at 2m, Old pruning wounds, Tight union with partially included bark	Normal		Good	Fair	20 to 40 yrs		C	No works required.

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
T16	Oak	*Quercus petraea*	Semi-mature	8	1	330	No	2.5	4	4	5	4.5	Limited access around base	Single stemmed, Vertical, Stubs with minor ppicormic growths	Minor deadwood	Access prevented detailed inspection base	Good	Good	>40 yrs		C	No works required.
T17	Norway Maple	*Acer platanoides*	Semi-mature	7	1	200	No	2.5	2	2	2.5	2.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical	Normal	Access prevented detailed inspection	Good	Good	>40 yrs		C	No works required.
T18	Oak	*Quercus petraea*	Semi-mature	6.5	1	290	No	2	4	4	4	4	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Pruning wounds from crown lifting	Normal		Good	Good	>40 yrs		C	No works required.
T19	Field Maple	*Acer campestre*	Young	4.5	1	150	No	2	2	2	2	1.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical, Old pruning wounds	Old pruning wounds	Access prevented detailed inspection	Good	Fair	20 to 40 yrs		C	No works required.
T20	Sweet Chestnut	*Castanea sativa*	Young	3.5	1	160	No	1.5	1.5	2	2	1.5	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Pruning wounds from crown lifting	Normal		Good	Good	>40 yrs		C	Removal required to facilitate the development.
T21	Beech	*Fagus sylvatica*	Young	6	1	150	No	3	2	2	2	2	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Pruning wounds from crown lifting	Normal		Good	Good	>40 yrs		C	Removal required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
T22	Norway Maple	*Acer platanoides*	Young	6.5	1	140	No	2.5	2	2	2	2.5	No visual defects, Situated in shrub bed	Single stemmed with a slight lean at east base, Twin stemmed and vertical at 2m, Pruning wounds from crown lifting	Normal	Tight union with partially included bark	Fair	Fair	>40 yrs		C	Removal required to facilitate the development.
T23	Field Maple	*Acer campestre*	Semi-mature	6	1	160	No	1.5	1.5	2	2.5	2	Limited access around base, Situated in shrub bed	Single stemmed, Vertical	Normal	Access prevented detailed inspection. Crown obscures street light	Good	Good	>40 yrs		C	Removal required to facilitate the development.
T24	Cherry	*Prunus sp.*	Semi-mature	5.5	1	200	Yes	1.5	2.5	2	2.5	2.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical, Tight union, Pruning wounds from crown lifting	Slightly unbalanced	Access prevented detailed inspection	Good	Fair	20 to 40 yrs		C	Removal required to facilitate the development.
T25	Sweet Chestnut	*Castanea sativa*	Semi-mature	5.5	1	190	No	2	3	2.5	3	2.5	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Pruning wounds from crown lifting	Normal		Good	Good	>40 yrs		C	Removal required to facilitate the development.
G26	Beech	*Fagus sylvatica*	Semi-mature	1	10+	50 avg	Yes	0	See Plan				Low, managed hedge				Good	Good	>40 yrs		C	Removal required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
G27	Beech	*Fagus sylvatica*	Semi-mature	1	10+	50 avg	Yes	0	See Plan				Low, managed hedge				Good	Good	>40 yrs		C	Removal required to facilitate the development.
T28	Cherry	*Prunus 'Amanogawa'*	Semi-mature	6	1	120	No	2	1.5	1.5	1.5	1.5	No visual defects, Situated in shrub bed	Single stemmed, Vertical, Multiple stemmed at 2m, Epicormic growths, Old pruning wounds, Tight union with partially included bark	Normal	Stake at base, with stem damage from old stake and tie	Fair	Fair	20 to 40 yrs		C	No works required.
G29	Alder, Cherry	*Alnus sp., Prunus sp.*	Young	6	10+	70 avg	Yes	0.5	See Plan				Linear screening group, situated in shrub bed at site boundary. Occasional tree stakes				Good	Good	20 to 40 yrs		C	No works required.
T30	Sweetgum	*Liquidamber styraciflua*	Semi-mature	5	1	170	No	2	1.5	2	1.5	1.5	Limited access around base, Situated in shrub bed	Single stemmed, Vertical, Epicormic growths, Tight union	Normal	Access prevented detailed inspection. Stake at base	Good	Fair	20 to 40 yrs		C	No works required.
T31	Sweetgum	*Liquidamber styraciflua*	Semi-mature	6	1	180	No	2	2	2	2	2	Limited access around base, Situated in shrub bed	Single stemmed, Vertical	Normal		Good	Good	>40 yrs		C	No works required.

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	***Latin Name***							***N***	***E***	***S***	***W***	***Roots***	***Stem***	***Crown***	***Comments***						***Works***
T32	Sweetgum	*Liquidamber styraciflua*	Semi-mature	6	1	190	No	2	2	2	2	2	Limited access around base, Situated in shrub bed	Single stemmed, Vertical, Tight union	Normal	Access prevented detailed inspection	Good	Good	>40 yrs		C	No works required.
T33	Birch	*Betula papyrifera*	Young	4	1	120	No	1.5	1.5	1	1.5	2.5	Limited access around base, Situated in shrub bed	Single stemmed, Significant lean west, Epicormic growths	Unbalanced, Low over parking area	Access prevented detailed inspection. Not suitable for long-term retention	Fair	Fair	<10 yrs		U	Unsuitable to retain in current site context
T34	Elder	*Sambucus nigra*	Semi-mature	5	10+	50 avg	Yes	1	1.5	2	1.5	2	Limited access around base, Situated in shrub bed	Multiple stemmed, Vertical, Slight lean	Normal	Large shrub on site boundary	Good	Fair	20 to 40 yrs		C	No works required.
G35	Cotoneaster	*Cotoneaster frigidus*	Semi-mature	3.5	10+	70 avg	Yes	2	See Plan				Low, shrubby screening group situated on adjacent land. Overhangs wooden fence. Characteristics of historic management but currently unmanaged, with prominent new growth				Good	Good	20 to 40 yrs		C	No works required.
G36	Cotoneaster	*Cotoneaster frigidus*	Semi-mature	3.5	10+	70 avg	Yes	0	See Plan				Screening group situated on adjacent land, growthing through and over palisade security fence. Occasional self-set Elder shrub				Good	Fair	20 to 40 yrs		C	No works required.

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Appendix 2:
Tree Constraints Plan

Monks Cross Drive, Huntington, York
YO32 2WA

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:500 PAPER: A3

CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE	
CATEGORY B: MODERATE VALUE RETENTION DESIRABLE	
CATEGORY C: LOWER VALUE COULD BE RETAINED	
CATEGORY U: UNSUITABLE FOR RETENTION	
RPA: ROOT PROTECTION AREA	
TREE STEM	

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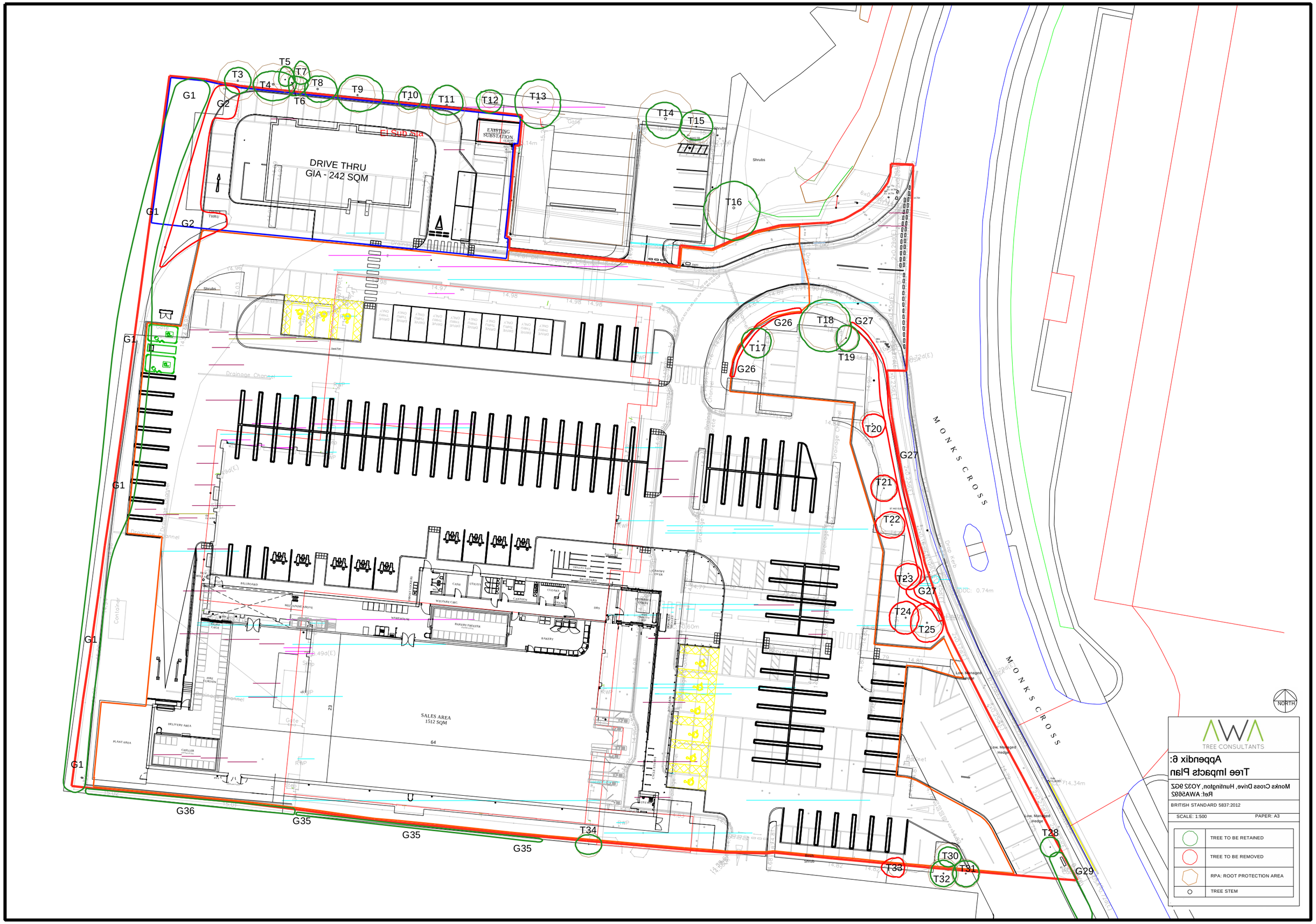
NORTH



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Appendix 6:
Tree Impacts Plan

Monks Cross Drive, Huntington, YO32 9GZ
Ref: AWA5892

BRITISH STANDARD 5837:2012

SCALE: 1:500 PAPER: A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM