

Project details

Job no.	LTC101
Site	The Croft, Lower Simpson Fold, Blackburn Road, Higher Wheelton, PR6 8HL
Client	FI Real Estate Management
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local Authority	Chorley Council
Date	15 April 2024
Issue	Final issue for planning

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Contents

	Page no.
1. Summary	1
2. Introduction	2
3. Arboricultural Method Statement	3
3.1 Purpose of the arboricultural method statement	3
3.2 The development proposal	4
3.3 Relevant parties	7
3.4 Tree protection fencing	8
3.5 Sequence of works	9
3.6 Site-specific recommendations for works within tree RPAs	10
3.7 General tree protection recommendations	12
References	13

Appendices

Tree Survey Plan Landscape Layout

Tree Removal Plan BS5837 Tree Protection Fencing

Tree Protection Plan BS5837 Tree Survey Schedule

Utilities and Service Plan



1. Summary

- This arboricultural method statement (AMS) is submitted in order to satisfy the requirements of condition number 9 of planning approval number 21/01166/FUL for the erection of a self-build eco-home at The Croft, Higher Wheelton.
- Construction of the approved development will require the removal of one tree and a shrub group, the loss of which will be compensated for through new tree planting, as shown on the appended Landscape Layout.
- The retained trees and hedges can be adequately protected by means of BS5837-specification tree protection fencing, which shall be laid-out as shown on the appended Tree Protection Plan prior to any works on site and shall remain in place until the development is complete and all associated materials have been removed from site.
- Construction operations required within the root protection areas (RPAs) of retained trees shall be carried out in accordance with the site-specific guidance provided herein. A number of general tree protection recommendations are also included.
- This AMS includes site monitoring requirements. The tree protection fencing must be inspected and approved by the project
 arboriculturist prior to the commencement of works on site and shall be re-inspected when the project is complete, prior to the
 fencing being removed, in accordance with the sequence of works included herein.



2. Introduction

This arboricultural method statement (AMS) is submitted in order to satisfy the requirements of condition number 9 of Chorley Council's planning approval number 21/01166/FUL for the demolition of the existing dwelling and detached garage, and the construction of a self-build eco-home at the site in question. Condition 9 of the approval states: -

9. Notwithstanding the details submitted in the Arboricultural Impact Assessment Revision B (February 2022) a revised detailed Arboricultural Impact Assessment shall be submitted to and approved in writing prior to the commencement of any development. This shall include a sequence of works, site monitoring schedule and a revised a scheme of tree protection fencing to protect the south western and south eastern side of trees/shrubs in G1 and the existing hedgerows H1 and H2, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details prior to any works (including demolition) commencing and be retained for the duration of the site works

The tree survey by Lakeland Tree Consultancy, dated August 2021, identified four individual trees, one group of trees and two hedges with potential to be impacted by the works. Details and locations of the existing trees in relation to the existing site are included in the tree survey schedule and on the tree survey plan, appended.

Construction of the approved development will require the removal of one tree and the group of trees and will involve operations being carried out within the root protection areas (RPAs) of the retained trees. This AMS will discuss the special working methods and tree protection measures required in order to prevent the retained trees from sustaining damage during the construction works.



3. Arboricultural Method Statement

3.1 Purpose of the arboricultural method statement

The AMS intends to identify site operations with reasonably foreseeable potential to adversely impact the health of retained trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees.

Once approved by the Local Planning Authority (LPA), this document should be read by the relevant contractors prior to them pricing for works. The appointed contractor(s) should acknowledge their acceptance of the contents of this document, in writing, ensure that the recommendations are strictly heeded during the development and accept responsibility for any breaches of the protocol outlined herein. All site operatives should be formally briefed on their obligations and responsibilities, as outlined in this AMS.

The sequence of works herein includes a programme of site monitoring that will involve site visits by an arboriculturist and/or the LPA Tree Officer to verify that the development is being constructed in accordance with the approved details. It shall be the client's or the project manager's responsibility to arrange these visits at the times stipulated within the sequence of works. If for any reason the development cannot be constructed in accordance with the AMS, the project arboriculturist must be informed, so that the document can be reviewed and potentially amended, in consultation with the LPA Tree Officer.



3.2 The approved development

Description

The approved development (Chorley Council's planning application number 21/01166/FUL) is for the demolition of the existing dwelling and detached garage, and the construction of a self-build eco-home. The surrounding gardens will be relandscaped and there will be car parking provision on a new permeable resin-bound gravel driveway at the front of the property.

Arboricultural impacts

The planning application was supported by an Arboricultural Impact Assessment by Lakeland Tree Consultancy, dated February 2022, which stated that construction of the development would not require the removal of any trees. It has since transpired that the crane and delivery wagons will not be able to access the site whilst existing C-category oak tree T3 (Photograph 1) is in place. Whilst the project manager has confirmed that all avenues to retain the tree have been explored, it has been determined that the only feasible option to facilitate the works is for tree T3 to be removed in full. It is noted that the tree was found to be dying back from the upper crown and in the early stages of terminal decline when surveyed in 2021, so was not in particularly good health or projected to have a long remaining life expectancy.

Dense shrub group G1 (Photograph 1), growing within a garden border at the site frontage, is also now proposed for removal in full. Part of the group needs removing to facilitate the finalised driveway alterations and retention of the remainder of the group is not considered to be suitable, as it would be incongruous within the landscaping scheme. As shown on the appended Landscape Layout, group G1 will now be removed and replaced with new tree and hedge planting.





Photograph 1: Existing C-category oak tree T3, as surveyed in August 2021, which needs removing in order to allow construction access



Photograph 2: Existing shrub group at the site frontage G1 (primarily holly and rhododendron) will be removed and replaced by new planting that better-complements the wider landscaping scheme



Service and drainage

As shown on the appended Utilities and Services Plan (drawing number E270 DE003 Rev F) by Eclipse Civil Engineering, all proposed services and drainage have been located outside the RPAs of the retained trees in order to prevent root disturbance.

Tree works

There is not projected to be any requirement for facilitation pruning works to retained trees. If tree works are found to be required, they should be carried out by a suitably qualified, experienced and insured arborist, and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - recommendations*.

Compensatory tree planting

As shown on the appended Landscape Layout (drawing number M3719-PA-01-V1) by Barnes Walker, numerous new trees are proposed as part of site landscaping in order to mitigate for the loss of oak T3 and group G1. The proposals include both smaller ornamental trees and larger trees for boundary screening, alongside new hedging, shrub and herbaceous planting. Provision of the proposed new planting is projected to adequately compensate for the development-related losses. To ensure successful delivery and establishment, new tree planting must be implemented in accordance with the British Standard guidance, BS8545 (2014) *Trees: from nursery to independence in the landscape - recommendations*.



3.3 Relevant parties

Any tree-related issues or queries arising during the development process should be addressed to one of the relevant parties listed below in Table 1.

Table 1: Contact details for relevant parties involved in development

	Organisation	Contact	Email
Project Manager	FI Real Estate Management	Mark Adams (Head of Development and Construction)	madams@fi-rem.com
Architect	Peter Huf Architecture	George Russell (Technical Manager)	George.Russell@huf-haus.com
Landscape Architect	Barnes Walker	Matt Unwin (Associate Director)	matt.unwin@barneswalker.co.uk
Project Arboriculturist	Lakeland Tree Consultancy	Jennie Keighley (Principal Arboriculturist)	info@lakelandtreeconsultancy.co.uk
LPA Tree Officer	Chorley Council	-	contact@chorley.gov.uk



3.4 Tree protection fencing

Adequate protection of the retained trees during the development is paramount in ensuring their health and survival. Creating a construction exclusion zone by erecting temporary fencing around the perimeter of the trees' RPAs is the most effective way of protecting them during the works. It is important that tree protection fencing is secured into the ground, so that it cannot be easily moved or shunted out of place whilst the construction works are underway.

For the development in question, the default BS5837 (2012) tree protection fencing specification, as shown on the appended illustration, is expected to be suitable. The diagonal support struts may be excluded due to space limitations where the fencing closely abuts the hedges. An alternative fencing specification can be agreed with the LPA Tree Officer prior to commencement, if required. The fencing is to be laid-out as indicated on the appended Tree Protection Plan prior to any works on site, including site preparation and deliveries but excluding tree works, vegetation removal and removal of the existing greenhouse and shed, and shall remain in place until the development is complete and all associated materials have been removed from site. Once erected, the tree protection fencing shall be labelled at regular intervals with all-weather notices stating 'TREE PROTECTION AREA - KEEP OUT!'.



3.5 Sequence of works

Site operations shall follow the timings shown in the sequence of works given below in Table 2. The table also indicates points at which site monitoring is required by the project arboriculturist or the LPA Tree Officer in order to inspect the tree protection measures and verify that the development is constructed in accordance with the AMS. Site monitoring requirements must be fulfilled prior to commencing the next operation.

Table 2: Sequence of works

Operation	Description	Site Monitoring					
Pre-commencement site meeting	Appointed contractor, project manager, arboriculturist and any other relevant parties to attend a virtual or on-site meeting prior to any works on site in order to discuss requirements of arboricultural method statement	None					
2. Tree works	Tree contractor to carry out approved tree removals in accordance with BS3998 Contractor to remove existing greenhouse and shed						
Install tree protection fencing							
Commence development	Contractor to carry out construction of development in accordance with the approved details, including the site-specific advice given at 3.6 and general tree protection recommendations given at 3.7	None					
5. Complete development	Contractor to complete construction of development and remove all associated materials and equipment from site, leaving only tree protection fencing in place	None					
Remove tree protection fencing	Contractor to remove the temporary tree protection fencing once instructed to do so by the arboriculturist	Arboriculturist to visit site and appraise works following completion and report back to LPA					



3.6 Site-specific recommendations for works within tree RPAs

Construction of the development will require operations to be carried out within the RPAs of retained trees. This will require special working methods to be implemented, in order to construct in accordance with the BS5837 (2012) guidance and thereby minimise potential impact upon trees. The relevant construction methodologies and BS5837 (2012) guidance are included in Table 3, below, and the site locations of the operations in question are indicated on the appended Tree Protection Plan.

Table 3: Special working methods for operations within tree RPAs

Operation	Construction proposals and guidance
Renewal of driveway surface	 The renewal of the existing driveway surface is required within the RPA of retained tree on neighbouring land T4 The tree's roots must not be severed or damaged during removal of the existing surface or installation of the new surface There must be no lowering of existing soil levels within the RPA of T4 If possible, the existing sub-base should be retained in place and augmented, so that root disturbance is avoided If full removal of the existing surface is required, it must be carried out using hand-held tools only where within the RPA, working backwards over the area to avoid moving over the exposed ground Important tree roots, essential for the tree's structural stability may be growing close to the surface, so care must be taken not to disturb or damage roots that might be present directly underneath Any roots exposed during removal of the existing surface are to be wrapped or covered to protect them from rapid temperature changes and prevent dessication Wrapping shall be removed prior to installation of the new surface, which should take place as soon as possible To give them the best chance of recovery, retained roots should be surrounded with topsoil, uncompacted sharp sand (not builders' sand, which has high salt content that is toxic to trees) or other loose inert granular fill before resurfacing Where required, a minimal amount of infill may be used to achieve desired ground levels, but this should be an inert, granular material that remains gas- and water-permeable throughout its design life Edge supports must sit at or above existing soil level and be pinned in place



Table 3 continued: Special working methods for operations within tree RPAs

Operation	Construction proposals and guidance
Erection of bin store	 The proposed bin store falls within the RPA of retained tree on neighbouring land T4 The bin store shall sit at or above existing soil level, requiring no excavation into the RPA If posts or piles are required, they shall be sited so as to avoid any substantial tree roots Where pouring of wet concrete is required, impermeable sheeting shall be fitted beforehand to prevent toxic leachate from contaminating the RPA
Installation of new entrance gate and boundary fencing (if required)	 New boundary fencing and an entrance gate may be required within the RPAs of the retained trees Gate and fence posts should be sited where there are existing holes, wherever possible Where this is not possible, posts must be sited so as to avoid any substantial tree roots Post holes shall be dug using hand-held tools only and will be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic leachate from contaminating the RPAs The entrance gate shall utilise the electricity supply to the existing gate, if possible, requiring no new trenching within the RPA



3.7 General tree protection recommendations

The following recommendations are to be observed throughout the development in order to prevent damage to trees: -

- The tree protection fencing shall be installed before any works commence on site, with the exception of tree works, vegetation removal and demolition of the existing greenhouse and shed
- All tree works should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work recommendations*
- Once in place, the tree protection fencing shall not be moved until the development is complete and all associated materials have been removed from site, unless authorised in advance by the project arboriculturist or LPA Tree Officer
- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless specifically discussed at section 3.6
- Soil shall not be scraped, skimmed or mechanically compacted within RPAs. The majority of tree roots are found in the top
 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Construction materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless specifically discussed herein



- Surface water run-off shall not be re-diverted into or out of RPAs
- Fires shall not be lit within 15m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within RPAs
- Trees shall not be used as anchorage for equipment
- Notice boards, telephone cables, or other services shall not be attached to any part of a tree
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage
- Incidents with an impact or potential impact on trees shall be logged and reported to the project arboriculturist

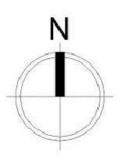
References

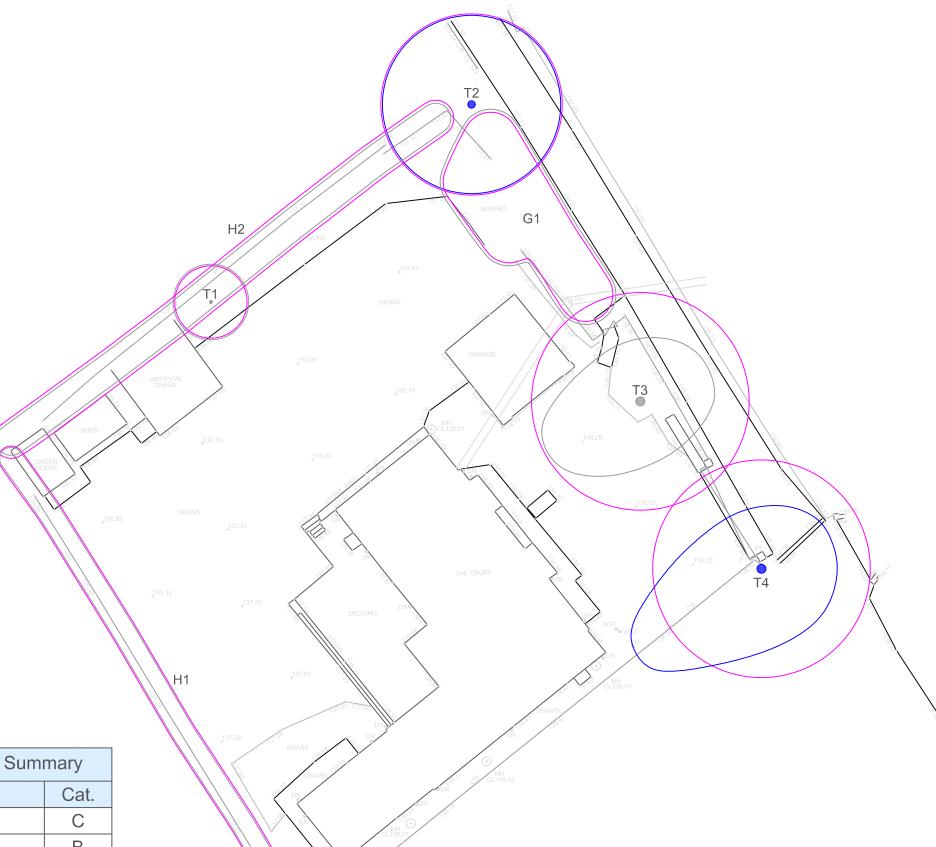
British Standards Institute (2014) BS8545 Trees: from nursery to independence in the landscape - recommendations

British Standards Institute (2012) BS5837 Trees in relation to design, demolition and construction - recommendations

British Standards Institute (2010) BS3998 Tree work - recommendations







Tree Survey Schedule Summary Species ID No. T1 Laburnum T2 Oak В T3 Oak C T4 Oak В G1 Various С H1 C Hawthorn H2 C Beech

Tree Survey Plan

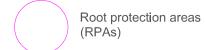
BS5837 Tree retention categories:

• Category 'A'
High quality









Identification numbers:

T = individual tree
G = group of trees
H = hedge
W = woodland

Site:

The Croft
Lower Simpson Fold
Blackburn Road
Higher Wheelton
PR6 8HL

Client:

FI Real Estate Management

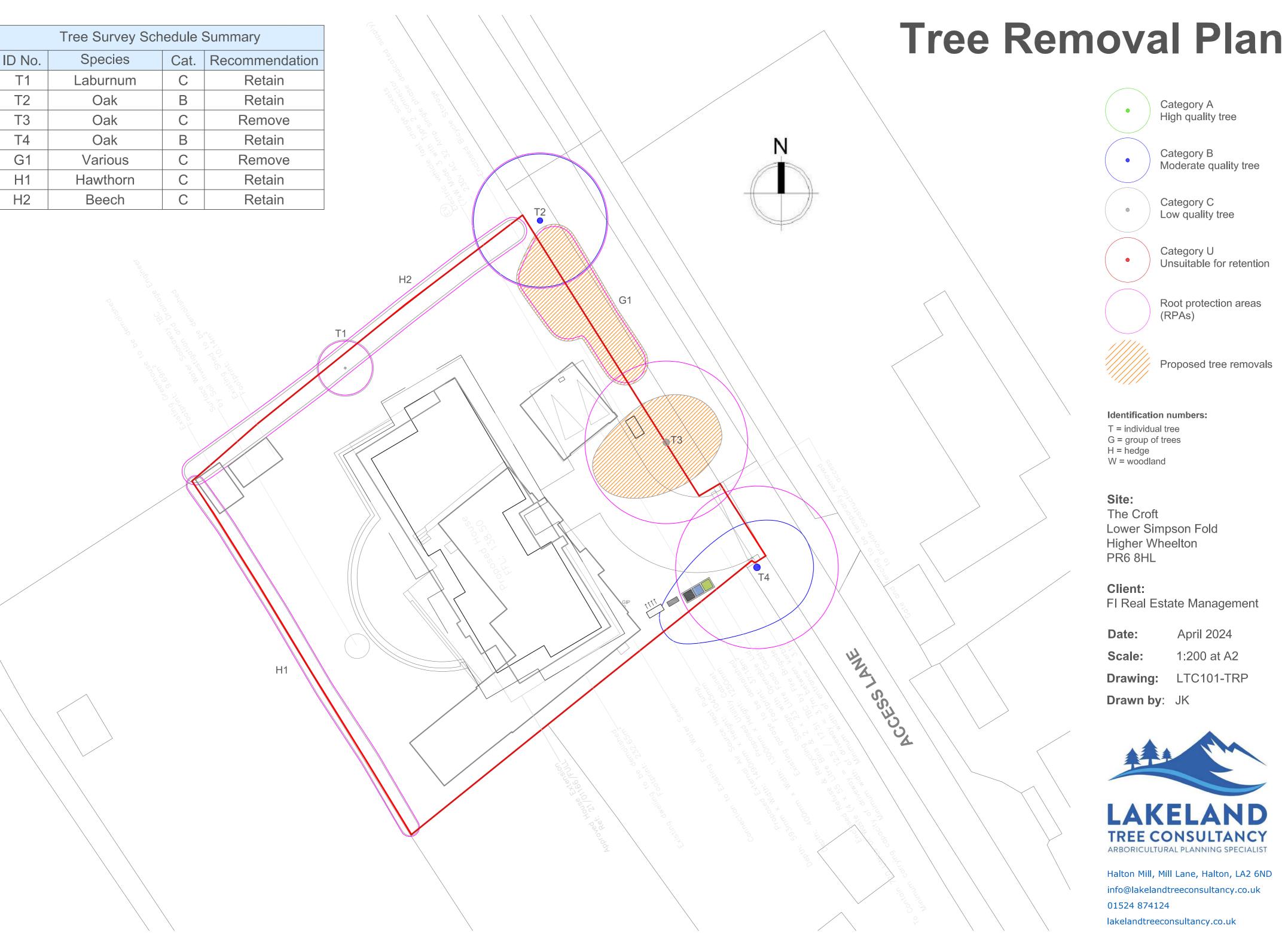
Date: August 2021
Scale: 1:250 at A3
Drawing: LTC101-TSP

Drawn by: JK



Halton Mill, Mill Lane, Halton, LA2 6ND info@lakelandtreeconsultancy.co.uk 01524 874124

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Category A High quality tree

Category B Moderate quality tree

Category C Low quality tree

Category U Unsuitable for retention

Root protection areas (RPAs)

Proposed tree removals

Identification numbers:

T = individual tree G = group of trees H = hedge W = woodland

Site:

The Croft Lower Simpson Fold Higher Wheelton PR6 8HL

Client:

FI Real Estate Management

April 2024 Date: Scale: 1:200 at A2 **Drawing:** LTC101-TRP

Drawn by: JK



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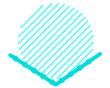
Category A High quality tree

Category B Moderate quality tree

Category C Low quality tree

Category U Unsuitable for retention

Root protection areas (RPAs)



Construction exclusion zone and tree protection fencing



No dig area

Identification numbers:

T = individual tree G = group of trees H = hedge W = woodland

Site:

The Croft Lower Simpson Fold Higher Wheelton PR6 8HL

Client:

FI Real Estate Management

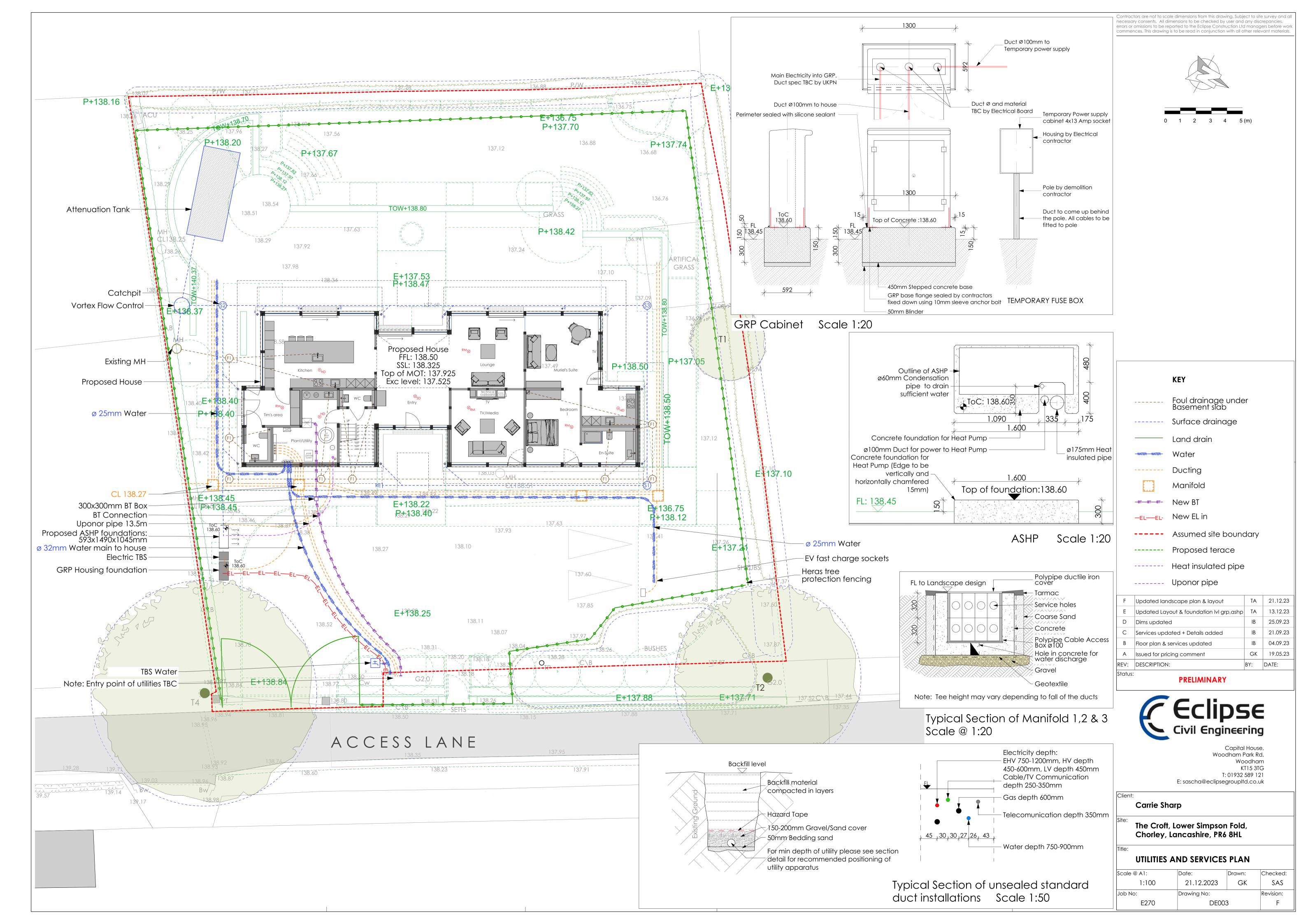
April 2024 Date: 1:200 at A2 Scale:

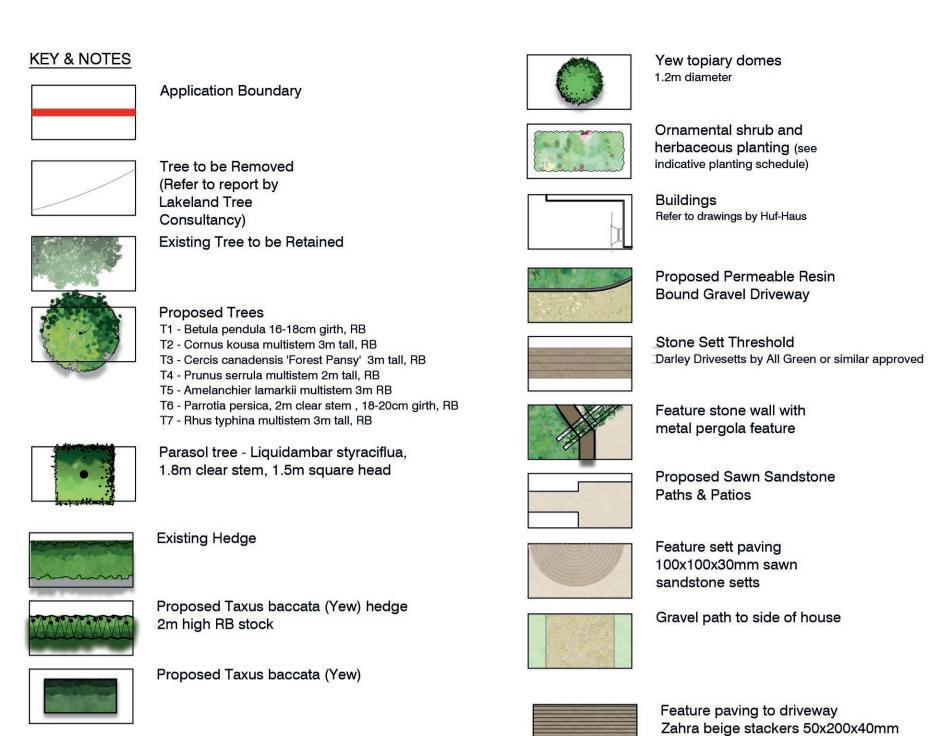
Drawing: LTC101-TPP Rev C



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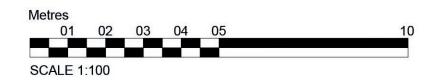


INDICATIVE PLANTING SCHEDULE

Propsed tree ferns 1-1.5m tall

Wisteria sinensis

ORNAMENTAL SHRUBS	Size in cm	Root Condtion
		Pot size (C)
SHRUBS	'	<u>'</u>
Azelea (Pink)	40-60cm	10L
Bergenia cordifolia	30-40cm	5L
Euonymus alatas 'Compacta'	30-40cm	10L
Chaenomeles x superba Jet Trail	30-40cm	10L
Euonymus 'Gaiety'	30-40cm	10L
Euphorbia amygdaloides var. robbiae	30-40cm	5L
Euphorbia amygdaloides 'Purpurea'	30-40cm	5L
Geranium x oxonianum 'Wargrave Pink'	30-40cm	5L
Heuchera villosa 'Palace Purple'	30-40cm	5L
Hydrangea arborescens 'Annabelle'	60-80cm	10L
Hylotelephium (Herbstfreude Group)	30-40cm	5L
Lavandula angustifolia 'Hidcote'	30-40cm	10L
Liriope muscari	30-40cm	5L
Polystichum aculeatum	30-40cm	5L
Persicaria affinis	30-40cm	
Pennisetum alopecuroides 'Little Bunny'	40-60cm	5L
Polystichum polyblepharum	30-40cm	5L
Tiarella cordifolia	30-40cm	5L
Skimmia japonica 'Rubella'	40-60cm	10L
Skimmia x confusa 'Kew Green'	40-60cm	10L
Spirea japonica 'Goldflame'	40-60cm	10L
Viburnum davidii	40-60cm	10L
Griselinia littoralis	60-80cm	10L
Viburnum tinus 'Eve Price'	60-80cm	10L
CLIMBING SHRUBS		
Hydrangea petiolaris	60-80cm	5L
Euonymus fortunei 'Silver Queen'	60-80cm	10L



10L

200-250cm

thick or similar approved

Boundary Fence - 2m high acoustic timber fencing by Jackson's Fencing or similar

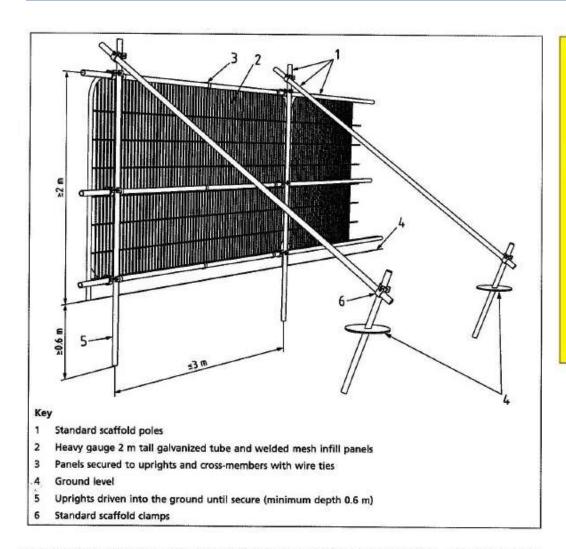
approved

Proposed Levels Existing Levels

P+6.25 E+6.83

DWG NO. M3719-PA-01-V1 CLIENT. FI Real Estate Mar WORK STAGE. PLANNING

BS5837 Tree Protection Fencing



TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER (TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED.
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Tree protection fencing shall be installed as shown in the specification on the left and shall be labelled at regular intervals with all-weather notices, such as that shown above, stating "TREE PROTECTION AREA - KEEP OUT!"

Reproduced from BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, BSI Standards Institution 2012.



BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -



Trees of **high quality** with an estimated remaining life expectancy of at least 40 years



Trees of moderate quality with an estimated remaining life expectancy of at least 20 years



Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm



Unsuitable for retention

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

Key to tree survey schedule: -

T G W H	Tree Group Woodland Hedge	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
		Life expectancy is classed as either: <10 years; 10+ years; 20+ years or 40+ years
DDA	Root protection area Estimated values	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival
RPA		Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#		Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy
		Where trees have multiple stems, an average stem diameter may be given
	Cor avalues of trace and	hadran managements for the largest individual will be given as average managements may be given where the

≤≥≈ For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site The Croft, Lower Simpson Fold, Higher Wheelton, PR6 8HL Surveyor Jennie Keighley PhD MSc MArborA Survey Date 19 August 2021

Client FI Real Estate Management Conditions Overcast, light rain Job no. LTC101

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations	
T1	Common laburnum Laburnum anagyroides	200#	Mature	6.5	N 2.5 E 2.5 S 2.5 W 2.5	2	Good Good	10+	2.4	С	 Growing in hedge and therefore unable to view lower stem No significant visible defects 	
T2	Sessile oak Quercus petraea	500#	Mature	16	N 6 E 6 S 6 W 6	3	Good	20+	6	В	 Located on neighbouring land and therefore not accessed to inspect in detail Unable to view lower stem due to close-board timber boundary fence Inspection obscured by dense undergrowth 	
Т3	Sessile oak	600#	Mature	15	N 4 E 5 S 7	5	Moderate/ Good	10+	7.2	С	 Dying back from upper crown and evidently in early stages of terminal decline Lower level of driveway and root damage around base suggests RPA has been excavated in the past 	
	Quercus petraea	etraea			W 4		Moderate				 Young goat willow and holly growing around base Heavy ivy cover growing to upper crown 	
T4	Sessile oak	600#	Mature	20	N 4 E 5 S 5	5	Good	20+	7.2	В	 Located on neighbouring land and therefore not accessed to inspect in detail Unable to view lower stem due to close- board timber boundary fence 	
	Quercus petraea	Quercus petraea				W 10		Good				Heavy ivy cover growing to upper crownOccasional minor deadwood in crown



DOE	007 T											
BS5837 Tree survey schedule												
Site	The Croft, Lower Sin	The Croft, Lower Simpson Fold, Higher Wheelton, PR6 8HL				6 8HL	Surveyor	Jennie Keighley PhD MSc MArborA			Survey Date	19 August 2021
Clien	t FI Real Estate Mana	t FI Real Estate Management					Conditions	Overcast, light rain			Job no.	LTC101
ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological	Life expectancy (years)	Radial RPA (m)	BS5837 category	General ob	oservations
	Eddii Haiilo						condition					
G1	Holly Rhododendron Copper Beech Ilex aquifolium Rhododendron sp. Fagus sylvatica 'Purpurea'	≤ 150	Young to early- mature	≤ 8	N 2 E 2 S 2 W 2	0	Good	20+	≈ 1.8	С	Dense shrub grou	ıp in garden border
Н1	Hawthorn Crataegus monogyna	≈ 70	Early- mature	1.5	N 0.75 E 0.75 S 0.75 W 0.75	0	Good	20+	≈ 0.84	С	 Managed garden One sycamore ar maple 'Crimson k into hedge 	

Good

Good

0

≈ 1.2

10+

N E S W



• Managed garden boundary hedge

H2

Beech

Fagus sylvatica

≈ 100

Mature