

**LOWFIELD ROAD, BOLTON UPON DEARNE  
for Gleeson Homes & Regeneration**

**TREE SURVEY**



Chartered Landscape Architects

1 Isis Court, Rosetta Way  
YORK YO26 5NA

Telephone +44 (0)1904 794276  
Facsimile +44 (0)1904 786962

Email: [design@rosettalandscape.co.uk](mailto:design@rosettalandscape.co.uk)  
Web: [www.rosettalandscape.co.uk](http://www.rosettalandscape.co.uk)

## CONTENTS

1.0	GENERAL
2.0	SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE
3.0	HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE
4.0	AGE AND CONDITION
5.0	ENVIRONMENTAL CONDITIONS
6.0	CODES USED WITHIN SCHEDULE
7.0	TREE QUALITY ASSESSMENT
8.0	DETAILED SCHEDULE OF VEGETATION ON SITE
9.0	GENERAL RECOMMENDATIONS

APPENDIX:      PHOTOGRAPHS

DRAWING:        2292/2 (EXISTING TREES ON SITE)

## 1.0 GENERAL

- 1.1 This tree survey was undertaken by Martin Popplewell (Landscape Architect) and Scott Reid (Arboricultural Consultant) on 13 August 2015 on behalf of Gleeson Homes in conjunction with proposals for residential development on site.
- 1.2 The survey should be read in conjunction with drawing 2292/2 (Existing Trees on Site).
- 1.3 The study site is located towards the edge of the settlement of Bolton upon Dearne. It is bounded to the north by the gardens of residential properties on Lowfield Road and, towards the western end, by the turning head of Lowfield Meadows. To the south lies an isolated bungalow and vehicle circulation associated with a Fishing Centre. An un-metalled access track to this property bounds the site to the east and beyond this lie several open field fields in agricultural use. An area of rough ground containing self-sown planting abuts the site to the west; at the time of survey this was in the process of being developed for housing.
- 1.4 The site is presently in use as a paddock subdivided into smaller parcels at the time of and was occupied by several grazing horses. Ground is almost level across the site at around 20 metres Above Ordnance Datum (AOD). Beyond the site ground remains level in all directions.
- 1.5 The local planning authority has confirmed that no trees within the survey are included within a Conservation Area or Tree Preservation Order.
- 1.6 Trees grow and can develop weaknesses, the climate is thought to be changing and the many other factors which affect trees are rarely static. It is advisable to have trees inspected by a qualified arboriculturist regularly, and in this instance it is recommended that these inspections should be made every year.
- 1.7 The report is based upon a visual inspection. The consultant 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 the guidelines and the terms listed in this report.
- 1.8 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 1.9 No liability can be accepted by the consultant in respect of the trees unless the recommendations (see Section 9) are carried out under their supervision and within the timescale indicated.
- 1.10 The report aims to consider both the aesthetic qualities of the trees as well as their health. The health of the trees is considered in relation to the proposed change of use to housing.
- 1.11 It must be noted that this tree report and accompanying drawing(s) do not constitute a Schedule of Works, and approval should be sought from the local authority prior to any works commencing.

## 2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

- 2.1 All trees surveyed lie along (and just beyond) the site perimeter.
- 2.2 The principal tree species on or adjacent to the site is Goat Willow. These can be found in groups and isolated specimens along the Western and northern site boundaries.
- 2.3 Other native tree species present are Birch, Wild Cherry, Elm, Oak and Ash which are found along all boundaries together with shrubby Elder and Hawthorn.
- 2.4 Several ornamental tree species are found within the rear gardens of adjacent dwellings along the Northern boundary. Species include Staghorn Sumac, Spruce, Apple and Cherry.

## 3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

- 3.1 The most visually-prominent trees are the early mature Elm and Ash (T11-12) that lie along the access track just beyond the Eastern site boundary. Although not particularly tall (around 9 m) both these trees have dense rounded crowns and in isolated positions so are visually prominent.
- 3.2 Other than the above the vegetation in the vicinity of the site is of modest importance in visual terms – no tree is above 8 m in height and most are seen against a backdrop of other vegetation or built development.
- 3.3 The fragmented hedgerow along the access track is of modest size so has little visual significance in the local landscape.

## 4.0 AGE AND CONDITION

- 4.1 All but two of the trees surveyed fall within the 'Semi mature' category, the exceptions being Elm T11 and Ash T12 which are 'Early mature'. All are in Fair or Good condition with no action required at the present time.
- 4.2 Some crown damage from grazing by animals is evident where they overhang the site but this activity is likely to cease with change of use.

## 5.0 ENVIRONMENTAL CONDITIONS

- 5.1 Due to their location on level ground abutting built development trees on site would not be expected to be subject to potential impact from prevailing winds. Indeed, there is no evidence of this at the present time and the development of the site is likely to provide increasingly sheltered conditions for trees on site over time.
- 5.2 At the time of survey the ground appeared to be well drained so ground water conditions are also not assessed to be a significant factor in present or future growth or health of trees.

## 6.0 CODES USED WITHIN SCHEDULE

Column	Information
1	Tree reference number (recorded on tree survey drawing).
2	Species (common and scientific names, where possible).
3	Height of tree in metres.
4	Stem diameter in centimetres at 1.5m above adjacent ground level (on sloping ground taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees. # - estimated value
5	Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (recorded on the tree survey drawing).
6	Age class (young, semi mature, early mature, mature, over mature, veteran).
7	Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio, and shading).
8	Physiological condition (e.g. good, fair, poor, dead).
9	Estimated remaining contribution in years (e.g. less than 10, 10-20, 20-40, more than 40).
10	Category grading. Trees are assessed in terms of quality in accordance with BS 5837:2012 into U or A to C categories (see Section 7.0) which are recorded on the tree survey drawing.
11	Notes on appearance and structural condition (e.g. collapsing, the presence of any decay, and physical defect).
12	Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment, and potential for wildlife habitats.

## 7.0 TREE QUALITY ASSESSMENT

### 7.1 TREES UNSUITABLE FOR RETENTION

#### **Definition – Category U**

*(Shown in broken outline on drawing with cross at trunk location)*

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.

### **Criteria – Category U**

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.

NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve;

## **7.2 TREES TO BE CONSIDERED FOR RETENTION**

### **Definition - Category A1, A2, A3**

*(Shown in heavy outline on drawing with star at trunk location)*

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

### **Criteria - Category A**

#### **A1** *(Mainly arboricultural qualities)*

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).

#### **A2** *(Mainly landscape qualities)*

Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

#### **A3** *(Mainly cultural values, including conservation)*

Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

### **Definition - Category B1, B2, B3**

*(Shown in medium outline on drawing with solid dot at trunk location)*

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

### **Criteria - Category B**

#### **B1** *(Mainly arboricultural qualities)*

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.

#### **B2** *(Mainly landscape qualities)*

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.

B3 (Mainly cultural values, including conservation)  
Trees with material conservation or other cultural value.

**Definition - Category C1, C2, C3**

(Shown in light outline on drawing with open circle at trunk location)

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

**Criteria - Category C**

C1 (Mainly arboricultural qualities)

Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

C2 (Mainly landscape qualities)

Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefit.

C3 (Mainly cultural values, including conservation)

Trees with no material conservation or other cultural value.

**NOTE:** Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

## 8.0 DETAILED SCHEDULE OF VEGETATION ON SITE

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
G1	Birch, Hawthorn, Goat Willow	8	14	As plan	SM	0	Good	20-40	B2	Area of self sown planting lies just offsite but canopies overhang site boundary. Trees within appear to be in good condition at the present time.	No action
T2	Goat Willow	4	6	3.5 m rad	SM	0	Good	10-20	C1	Self sown tree lies just offsite but canopy overhangs site boundary. Stem forks into multiple limbs at 0.5 m; dense rounded Crown. Minor browsing damage to East side of lower canopy, otherwise in good condition though of little arboricultural value.	No action
T3	Goat Willow	6	17	5 m rad	SM	0.5	Fair	10-20	C1	Tree lies offsite but canopy overhangs site boundary. Stem forks into multiple limbs at 0.5 m; wide spreading dense Crown. Rubbing stems and browsing damage to lower canopy, together with minor Deadwood. However in acceptable condition at this time.	No action
G4	Elder, Goat Willow	5	12	3.5 m rad	SM	0	Fair	10-20	C1	Group of trees lie just beyond site boundary but canopy of Elder overhangs boundary. Both are multi-stemmed with dense shrubby crowns. Limited arboricultural value.	No action
T5	Staghorn Sumac	4	7	3 m rad	SM	2.5	Good	10-20	C1	Ornamental tree lies in adjacent garden but canopy overhangs site boundary to some extent. Stem forks into multiple limbs at 1m with low wide spreading Crown. Limited access prevents detailed examination but tree appears to be in good condition.	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T6	Spruce	4.5	11	1.5 m rad	SM	1	Good	10-20	C1	Ornamental conifer lies in adjacent garden. Straight main stem and narrow dense Crown.	No action
T7	Cherry	6	14	N 2 S 3.5 E 3.5 W 4.5	SM	2	Good	10-20	C1	Multi-stemmed ornamental tree lies in adjacent garden but canopy overhangs site boundary. Crown biased slightly to South West. No major visible defects.	No action
T8	Goat Willow	7	25	N 3.5 S 4.5 E 5 W 5.5	SM	2.5	Good	10-20	C1	Tree lies in adjacent garden but canopy overhangs site boundary. Stem forks into multiple limbs at 1 m; wide spreading dense Crown. Slightly sparse canopy at tips of branches.	No action
T9	Cherry	7	8	N 2 S 3 E 2 W 2	SM	1.5	Good	10-20	C1	Ornamental tree lies in adjacent garden but canopy overhangs site boundary. Straight main stem and dense narrow Crown. Area of sucker is developing to West of tree in acceptable condition at present but of limited arboricultural value.	No action
T10	Apple	4	7	2.5 m rad	SM	1	Good	10-20	C1	Small ornamental tree lies within adjacent garden. Straight main stem and rounded compact Crown. Limited arboricultural value.	No action
T11	Wych Elm	9	29, 27, 16, 13	N 7 S 7 E 6 W 6.5	EM	2	Good	20-40	B1	Multi-stemmed tree lies just beyond fence to East side of access drive. Wide spreading dense low Crown. Slightly rubbing stems at base but no major visible defects.	No action
T12	Ash	9	25	N 6.5 S 5 E 6.5 W 5.5	EM	2.5	Good	20-40	B1	Multi-stemmed tree on edge of access road; dense rounded Crown. Minor wounding at base noted and Deadwood in Crown.	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H13	Hawthorn	2	7	3 m wide	SM	0	Good	10-20	C2	Several short lengths of unmaintained field hedgerow. Dense foliage to ground level. Of limited arboricultural value.	No action
T14	English Oak	5	19	N 6.5 S 6 E 4 W 4.5	SM	1	Good	20-40	B1	Tree lies on edge of access track. Stem forks into multiple limbs at 0.5 m. Low dense canopy has been severely trimmed back to East (over field) and West (over road). Minor Deadwood in Crown and slightly rubbing stems at base. Good future potential.	No action

## 9.0 GENERAL RECOMMENDATIONS

### 9.1 **Generally**

Any recommended tree works should only be carried out with the consent of the local authority.

### 9.2 **Trees in relation to Development**

Consider the depth of foundations with reference to NHBC recommendations.

### 9.3 **Tree Work before Development**

Remove all 'U' category trees including those approved for removal in relation to approved development. Erect a robust fence to protect not only the retained trees themselves, but also the rooting zones at limit of canopy spread or in accordance with BS 5837:2012.

### 9.4 **Care of Trees during Development**

It is recommended that the precautions below be issued to the site manager for display on site.

#### GENERAL PRECAUTIONS DURING DEVELOPMENT:

- Section 4.6 of British Standard 5837:2012 "Trees in Relation to Construction" gives details of the method for calculating the root protection area (RPA - based on stem diameter) which should be left undisturbed around each retained tree. This is to prevent soil compaction, stacking etc. during demolition/construction. The RPA is included on the Tree Constraints Plan together with an indication of Above Ground Constraints.
- Based on the above calculation, and taking into account site specific issues, fencing in accordance with BS 5837:2012 should be erected around trees to be retained. This shall comprise a framework of scaffold poles driven vertically into the ground with diagonal bracing for support and welded mesh panels wired to uprights. This must be erected before any site access for demolition or construction. The above details and distances of tree protection will normally be set as a condition of any planning approval.
- British Standard 5837:2012 provides guidance for methods of working on development sites in proximity to retained trees and the principles set down in Section 7 of the document should be strictly adhered to. The following principles are particularly important:
  - Traffic must not enter tree root protection areas.
  - Stacking of construction materials should not occur beneath any tree canopies or within tree root protection areas.
  - Cement mixing or flushing should not occur inside minimum tree protective zones or within 10m of any tree (including trees on adjacent properties).
  - Fires should not be lit within 10m of any tree/canopy (this distance should be increased if conditions are windy).
  - Toxic materials (cements, oils, etc) should not be stored beneath canopies or within tree root protection areas.

## 9.5 **Towards Conclusion of Development**

Surgery is best carried out at this stage so that any known root damage can be corrected by the appropriate crown thinning to restore root/shoot balance. Similarly, trees now seen in relation to garden situations can be shaped as required. Planting to augment existing trees as part of the landscape works can now be appropriately undertaken at this stage.

mp/ROSETTA LANDSCAPE DESIGN

August 2015

projects/docs/2292-ts-14aug15

## **APPENDIX**



### **PHOTOGRAPHS**



Photo 1:

View West showing area of self sown trees (group G1 – Birch and Goat Willow) which lies immediately to West of site.



Photo 2:

View West showing pair of isolated Goat Willows (T2 on left, T3 on right) which lie immediately to West of site.



Photo 3:

General view of planting within adjacent gardens to north of site - Staghorn Sumac (T5) and Spruce (T6) on extreme left, Cherry T7 in centre and Goat Willow T8 centre right.



Photo 4:

View north showing ornamental trees in adjacent gardens - Cherry T9 centre with suckers on left and Apple T10 on extreme right.



Photo 5:

View east showing early mature Elm T11 lying just beyond roadside fence.



Photo 6:

General view northwards along track showing Ash T12 centre right with Hawthorn hedge H13 beyond and Oak T14 in middle distance.

