

Land at Walshaw Road, Bury

11034_R01_Arbiculture Technical Note

1.0 Introduction

- 1.1. This note has been prepared by Tyler Grange LLP on behalf of HIMOR in response to desktop analysis and a walkover appraisal undertaken in June 2017 at the above-named site.
- 1.2. The note provides a high-level overview and advice relating to arboricultural matters in relation to the proposed future residential development of land to the north and south of Walshaw Road, Bury (hereafter referred to as 'the site'). This note sets describes the current arboricultural context by way of a review of the arrangement, quality and condition of existing trees and hedgerow cover on-site.
- 1.3. This note is to be read alongside the **Arboricultural Opportunities & Constraints Plan (11034/P03)** contained at the rear of this report.
- 1.4. The work at this stage does not constitute a full BS5837:2012 Tree Quality Survey, but it does help to establish the broad distribution and associated development implications associated with arboricultural matters to ensure that vegetation of merit is introduced into the preliminary design process to steer the emerging scheme layout.
- 1.5. The comments made are based on observable factors present at the time of inspection. No tree is entirely safe given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be stressed that this report is not a tree risk assessment and should not be construed as such. It may also have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

2.0 Site Context

- 2.1. The site is located at the north-western edge of Bury, centred around OS grid reference SD779116, and extends to approximately 88 hectares (c.218 acres). The site is located adjacent to existing residential areas of Elton to the east and Walshaw to the south and west.
- 2.2. The site is dominated by fields bounded by hedgerows, with scattered trees. There are buildings on site, plus ponds, two brooks and field drains. There are also several parcels of semi-natural broadleaved woodland, and one Site of Biological Importance (SBI) falls within the southern part of the site.
- 2.3. Walshaw Brook and the adjacent large waterbody, forms a vegetated corridor across the northern part of the site, and Walshaw Lane crosses the centre of the site east to west. In the wider context, the site is surrounded by residential development to the east, north and south, and open countryside to the west.
- 2.4. A number of Tree Preservation Orders (TPOs) are present on-site, as shown on the plan contained at the rear of this Technical Note and described in more detail below.



3.0 Planning Context

- 3.1. Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications.
- 3.2. The site is located within the administrative boundary of Bury Council. Bury Council forms part of the Greater Manchester Combined Authority and the Combined Authority is currently going through the process of identifying sufficient land to meet the objectively assessed housing needs of all the Councils within the Combined Authority, via the production of the Greater Manchester Spatial Framework.
- 3.3. The GMSF proposes to release sufficient green belt in Bury to accommodate around 8,000 new homes and to provide much needed quality employment land that will attract significant investment and create job opportunities.
- 3.4. The site is currently identified within parcel 'OA 3 Walshaw (Bury)' within the Greater Manchester Spatial Framework which is considered to represent a significant opportunity to provide around 1,250 new homes.

Adopted Bury Unitary Development Plan (Adopted August 1997)

- 3.5. The local policies within the UDP relating to landscape character and visual amenity that will need to be considered as part of any site promotion / emerging development proposal include:
 - EN1/3 - Landscaping Provision
 - EN6 - Conservation of The Natural Environment
 - EN8 - Woodland and Trees
 - EN8/2 - Woodland and Tree Planting
 - EN9 – Landscape
 - EN10 - Environmental Improvement
- 3.6. Local policy objectives are for trees and woodland to be retained and new tree and woodland planting will be encouraged by the Council.
- 3.7. Policy EN6 in particular seeks to “*retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance*”, with Policy EN8 supporting “*the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough*”.

Statutory Protection

- 3.8. As shown on the Bury Metropolitan Borough Council interactive online mapping tool Tree Preservation Orders (TPOs) are present across the site, and these will be shown on plan in the completed arboricultural appraisal report once finalised. TPOs on and local to the site include –
 - TPO 12 (A1) – confirmation date 11th July 1972 – Located at the junction of Walshaw Road and Walshaw Lane on the western site boundary.
 - TPO 46 (T2 – T8, T10 – T45, T49 – T52, T55 – T58) – confirmation date 28th April 1986 – Scattered trees across the grounds of Bolholt Hotel towards the eastern site boundary.
 - TPO 201 (G1, G2, G3, G4, G5) – confirmation date 26th July 2001 – Woodland cover comprising Sycamore, Poplar, Willow, Birch, Rowan, Oak & Hawthorn aligning the Elton Brook.



- TPO 201 (W1) – confirmation date 26th July 2001 – Mixed woodland species south of Leigh Lane at the south eastern reaches of the site.
 - TPO 201 (T1 – T52, T67 – T131) – confirmation date 26th July 2001 – Scattered tree cover at Brook View and to the south of Leigh Lane at the south eastern reaches of the site.
 - TPO 247 (W1) – confirmation date 17th December 2003 – off-site woodland stand adjacent to the south eastern site boundary.
- 3.9. TPO locations are denoted on the Arboricultural Opportunities & Constraints Plan included to the rear of this report.
- 3.10. The site does not lie within a Conservation Area and no Ancient Woodlands are present within or adjoining the site.

4.0 Arboricultural Context

- 4.1. Much of the surveyed tree stock is in a state of naturalised dilapidation, owing largely to the lack of active or favourable management in relation to many of the field boundary hedgerows and the self-seeded form of much of the internal open grown stock and woodland areas. That said, no major health issues were noted at this stage besides the presence of age-related standing and hanging deadwood, defunct hedgerow tracts and the onset of scrub and brambles which is typical for the settlement fringe / agricultural context. Management appears limited to the cutting back of field boundary tree belts and occasional hedgerow flail cutting.
- 4.2. Internal hedgerows form a linear network of established field enclosures. Several are largely defunct, forming weak and gappy stands of nettle clad hawthorn *Crataegus monogyna* and elder *Sambucas nigra*, with occasional holly *Ilex sp.* considered to be of generally low arboricultural value. There is scope for re-stocking existing hedgerows to strengthen the habitat connectivity, species diversity and containment associated with such features.
- 4.3. Internal vegetation also comprises a mosaic of young to early-mature self-seeded shrubby trees, dominated by pockets of hawthorn, pockets of goat willow *Salix caprea* across field boundaries towards the north western reaches of the site, and occasional larger stag-headed ash *Fraxinus excelsior*, alder *Alnus sp.* and oak *Quercus sp.* trees within hedgerows of moderate individual and collective value and quality.
- 4.4. The adjacent residential edges comprise a mix of low ornamental shrubby trees and occasional mature specimens to form variegated boundaries located off-site within the adjoining private gardens with associated domestic management works evident. A diverse species palette of cypress (*predominantly Cupressus x leylandii*), maple *Acer sp.*, willow *Salix sp.*, ash, birch *Betula sp.*, cherry *Prunus sp.*, pine *Pinus sp.*, sycamore *Acer pseudoplatanus* and hawthorn. A detailed assessment of the adjoining residential boundaries is recommended to ensure that trees all off-site trees within influence of the site can be safeguarded by way of a sensitive boundary treatments and development offsets as required to accommodate tree roots and canopy shading areas.
- 4.5. Woodland areas on-site are considered to represent a collective higher value arboricultural resource (both in terms of amenity (as high canopy screening vegetation) and as verdant enclosure) and arboriculturally as cohesive stands of mature specimens interspersed with early-mature stock and self-seeded infill. Horse chestnut *Aesculus hippocastanum*, poplar *Populus sp.*, oak, birch, hawthorn, elder, sycamore and ash are dominant throughout.
- 4.6. Within the woodland areas and away from pedestrian routes, vegetation is largely unmanaged> Adjacent to pedestrian routes and access points there is evidence of unsympathetic pruning works with several occluded wounds and stubs present, the naturalised form would benefit from



selected thinning where conflicts are evident due to high stem density and laurel encroachment. Urban influence within the woodland is evident with areas of disturbance and public maltreatment being discernible.

- 4.7. An area of parkland, present to the north of Wadebridge Drive and Dow Lane at the southern edge of the site (west of the Elton Vale Sports Club) represents a more diverse arboricultural resource with stands of poplar, ash, willow, hawthorn, sycamore, oak, beech, alder, birch, cherry, elder, holly, rowan *Sorbus sp.*, dogwood *Cornus sanguinea*, hazel *Corylus avellana* and lime *Tilia sp* present across a rolling mosaic of scrub and grassland.

5.0 Further Survey Requirements

- 5.1. Should the site be considered for a future planning application the implementation of BS5837:2012 survey and assessment work will likely be required for compliance with local planning policy and validation purposes. This work will provide full details on the above and below ground characteristics of trees, including their constraints and opportunities in the context of development proposals.
- 5.2. Root Protection Areas (RPAs) are considered to contain sufficient rooting volume to ensure the survival of the tree and should be left undisturbed in order to avoid damage to the roots or rooting environment surrounding the tree. Particular care is needed regarding the proximity of trees which may become enclosed within new development. RPAs will be calculated as part of a full BS5837:2012 Tree Quality Survey.
- 5.3. Where high canopy trees are present on and adjacent to sites such as this, the RPAs and below ground context of trees should also be considered in association with above ground constraints. The current and ultimate height of any tree also needs to be appreciated in terms of its size, dominance, shade and movement in strong winds. Proposed habitable rooms and garden areas will need to be sited to avoid the principle shadowing constraints to reduce tree resentment issues and adverse residential amenity impacts for future site occupants. Retained mature tree cover of merit must also be located outside of proposed gardens to ensure future retention and appropriate management.
- 5.4. A full BS5837:2012 Tree Quality Survey will need to be based on measured topographic survey data in order to obtain accurate locations of trees, detailed measurements of tree canopies, RPAs and cast shading.

6.0 Constraints & Opportunities (Arboricultural Themes)

- 6.1. In response to both desktop assessment and preliminary fieldwork undertaken to date, a series of arboricultural recommendations have been established to guide the emerging development of the site. These observations are set out on the plan contained at the rear of this report. The key themes include:
- Areas of woodland and brook-side vegetation should be retained and protected from development activities which must include sensitive boundary treatments must be sought in relation retained woodland areas to reduce disturbance effects from members of the public, including noise and light spill from development. Buffers from the woodland edges incorporating green spaces and an eco-tone structure of grasses, shrubs and tree planting will allow enable the establishment of a varied woodland edge and should enable access for management between rear gardens and retained tree stock.



- An integrated program of woodland management should be sought alongside any potential development on-site. This can include the coppicing of woody vegetation as part of an integrated management plan linked to the scheme proposals. This would provide enhanced diversity in the age of tree stock, promote tree growth and can improve structural diversity in the ground and canopy layers. Selected thinning would also assist with opening up areas that are currently over-shaded to encourage diversity in ground flora.
- Mature trees are recommended for retention, including roadside vegetation, although existing tree cover should be maintained outside of proposed private gardens. Many of the mature specimens can be enhanced with remedial management to remove hanging deadwood, reduce crowns and to assess wounds and any failed limbs as required.
- Seek the retention and protection of TPO stock across the site.
- Allow for development offsets from retained trees to accommodate RPA and canopy shading. The details and full extent of the required development offsets will be known following detailed BS5837 Tree Quality Survey work and can be refined as part of the later detailed design and planning stages of the proposed development.
- Small areas of scrub and semi-mature trees are present within the site, some of which are the remnants of hedgerow which have become defunct. Re-stocking of defunct hedgerows within the site, utilising the current green infrastructure network to inform the arrangement of development parcels and for establishing green linkages, habitat corridors and pedestrian routes across the site.
- There is potential for thinning the mosaic of younger shrubby trees across the northern reaches of the site. Whilst much of the younger self-seeded stands of naturalised hawthorn and willow are making some contribution in terms of amenity and habitat provision, such vegetation is yet to become established as particular features of arboricultural merit and could be supplemented, favouring any more mature trees.
- Development will need to consider the future growth requirements and current root protection areas associated with retained tree stock whilst incorporating tree canopy shading offsets to ensure adverse residential amenity impacts are reduced across the development once detailed arboricultural survey information is obtained.
- Arboriculturally-sensitive boundary treatments will need to be sought in relation to existing off-site private gardens to safeguard trees off-site but within influence of the proposed development.
- Explore options for strengthening tree and hedgerow cover along existing roadsides to enhance the containment and habitat connectivity across the periphery of the site.

7.0 Conclusion

- 7.1. Should the site be considered for a future planning application the implementation of BS5837:2012 survey and assessment work will likely be required for compliance with local planning policy and validation purposes. This work will provide greater detail on the above and below ground characteristics of trees, including their constraints and opportunities in the context of development proposals.

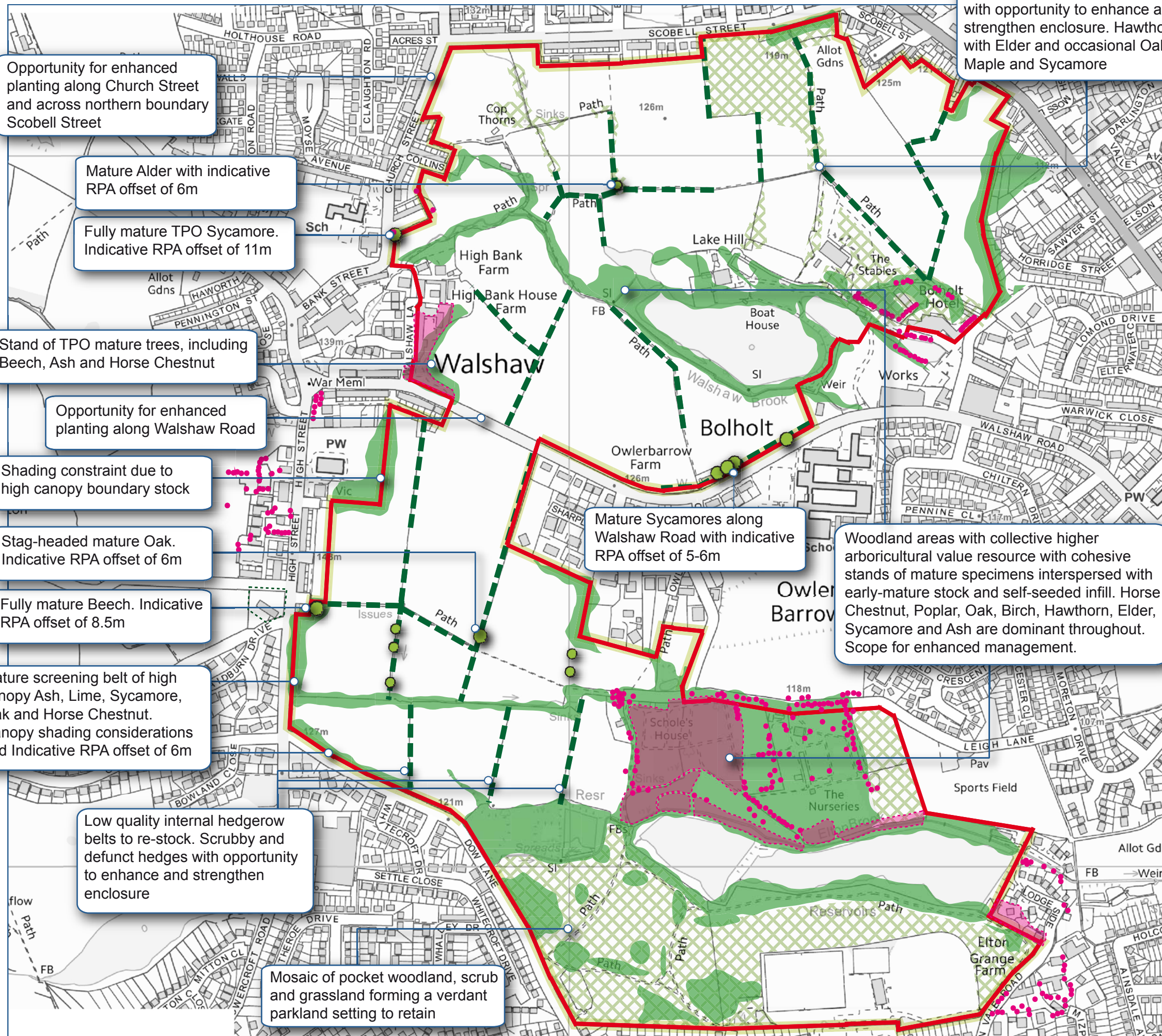


- 7.2. A full BS5837:2012 Tree Quality Survey will need to be based on measured topographic survey data in order to obtain accurate locations of trees, detailed measurements of tree canopies, root protection areas (RPAs) and cast shading.
- 7.3. Future development on-site is considered feasible at this stage, however this opinion is subject to a design response that accommodates the principal tree cover and hedgerow network, seeking betterment in terms of species diversity and management as part of an integrated green infrastructure enhancement strategy as part of any future development on-site.
- 7.4. There is no overarching arboricultural constraint to development where higher quality vegetation can be accommodated across the proposed development.



Plan

Arboricultural Opportunities and Constraints Plan
11034_P03



Internal hedgerow belts to re-stock. Scrubby and largely defunct hedges with opportunity to enhance and strengthen enclosure. Hawthorn with Elder and occasional Oak, Maple and Sycamore

Opportunity for enhanced planting along Church Street and across northern boundary Scobell Street

Mature Alder with indicative RPA offset of 6m

Fully mature TPO Sycamore. Indicative RPA offset of 11m

Stand of TPO mature trees, including Beech, Ash and Horse Chestnut

Opportunity for enhanced planting along Walshaw Road

Shading constraint due to high canopy boundary stock

Stag-headed mature Oak. Indicative RPA offset of 6m

Fully mature Beech. Indicative RPA offset of 8.5m

Mature screening belt of high canopy Ash, Lime, Sycamore, Oak and Horse Chestnut. Canopy shading considerations and Indicative RPA offset of 6m

Low quality internal hedgerow belts to re-stock. Scrubby and defunct hedges with opportunity to enhance and strengthen enclosure

Mosaic of pocket woodland, scrub and grassland forming a verdant parkland setting to retain

Mature Sycamores along Walshaw Road with indicative RPA offset of 5-6m

Woodland areas with collective higher arboricultural value resource with cohesive stands of mature specimens interspersed with early-mature stock and self-seeded infill. Horse Chestnut, Poplar, Oak, Birch, Hawthorn, Elder, Sycamore and Ash are dominant throughout. Scope for enhanced management.

Site Boundary

TPO - Areas

TPO - Individual Trees

Woodland Areas / linear tree belts - to be retained. Strengthen with additional planting and enhance via management. Development buffers are proposed to be implemented from retained woodland areas

Mature trees to be retained and excluded from proposed private gardens - development offsets to accommodate shading and RPA offsets following detailed survey work

Mosaic of scrub, semi-mature trees and younger self-seeded stock with opportunities for selected thinning and retention in pockets of open space where appropriate

Existing hedgerow network / arrangement of field boundary hedgerows to be retained and re-stocked to inform the arrangement of development parcels and for establishing green linkages, habitat corridors and pedestrian routes across the site

Boundary sensitivities to safeguard adjoining roadside or garden trees within influence of the site. Sensitive boundary treatments to accommodate new planting to strengthen enclosure and site boundary habitat linkages



Project Land at Walshaw, Bury
 Drawing Title **Arboricultural Opportunities & Constraints Plan**
 Scale As Shown (Approximate)
 Drawing No. 11034/P03
 Date August 2017
 Checked JJ



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