

LAND AT THE PLOUGH INN, CREWE ROAD, ALSAGER

for

Hollins Strategic Land

TREE SURVEY REPORT

February 2014
Rev A – 08.10.14
Rev B – 12.12.14
Rev C – 12.12.14
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Tree Survey Report

Ref: 1926

February 2014

Rev E – 19.03.15

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Revisions to Final Document

Rev	Description	Rev date	By	Approved by	Issued to	Issue date	Comments
A	Addition of chapter on Impact.	07.10.14	LAC	DA	MS – Sedgwick Ass	07.10.14	
B	Section 5, para. 6.7 + minor text alterations throughout	12.12.14	LAC	DA	MS – Sedgwick Ass	12.12.14	Mitigation information.
C	Section 5, para. 6.7	12.12.14	LAC	DA	MS – Sedgwick Ass	12.12.14	Area calcs.
D	Section 5, para. 6.7	17.12.14	LAC	DA	MS – Sedgwick Ass	12.12.14	Area calcs.
E	Section 5 & 6 to reflect layout changes to plots 66-70.	19.03.15	LAC	DA	MS – Sedgwick Ass AL - Hollins	19.03.15	Area calcs. and impact implications.

C O N T E N T S

- 1.0 Introduction**
- 2.0 Planning Policy and Statutory Controls**
- 3.0 BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations**
- 4.0 Survey Methodology**
- 5.0 Location of the Trees and General Observations**
- 6.0 Recommendations**

A P P E N D I C E S

- 1.** Tree Survey Criteria
- 2.** Tree Survey Schedules
- 3.** *Drawings:*
 - Tree Survey Plans 1926_01
 - Indicative Masterplan v.D 1926_03
 - Tree Impact Plan 1926_04 Rev A

1.0 Introduction

Terms of Reference

- 1.1 The Appleton Group was instructed by Hollins Strategic Land to undertake a tree survey of trees and woody vegetation at land The Plough Inn, Crewe Road, Alsager. The survey is required as part of a planning submission for the proposed residential development of the site
- 1.2 The Appleton Group is a firm of chartered landscape architects and environmental consultants with extensive experience in carrying out tree surveys of this nature. Staff are members of the Arboricultural Association. The site was visited on 16th January 2014 and the trees and shrubs were surveyed and recorded generally in accordance with the guidance of British Standard 5837:2013 'Trees in relation to design, demolition and construction - Recommendations'. Access to inspect some trees was difficult in places due to the dense vegetation and wet, marshy ground conditions in places. However, good effort was made to access as many trees as possible at close quarters.

Site Description

- 1.3 The site is located off B5077 Crewe Road approximately 1.3km south west of the centre of Alsager. The site comprises of two grassland fields in the ownership of The Plough Inn to the western corner of the site covering an area of approximately 3.85 hectares. The fields are bounded by the A5077 to the north-west, a single track land leading to the Old Mill public house to the eastern edge, a stream within a narrow and shallow channel to the south and agricultural fields to the south west and west. Between the two fields is an access track leading a farmstead located beyond the stream. There are no built structures within the site. The site occupies relatively level ground with a shallow fall from the road edge towards the stream in the south with access directly off the main road. Residential development is located to the north of the site with new residential development currently being constructed within the field parcel directly to the east of the site. The site is well screened from the road by existing trees and



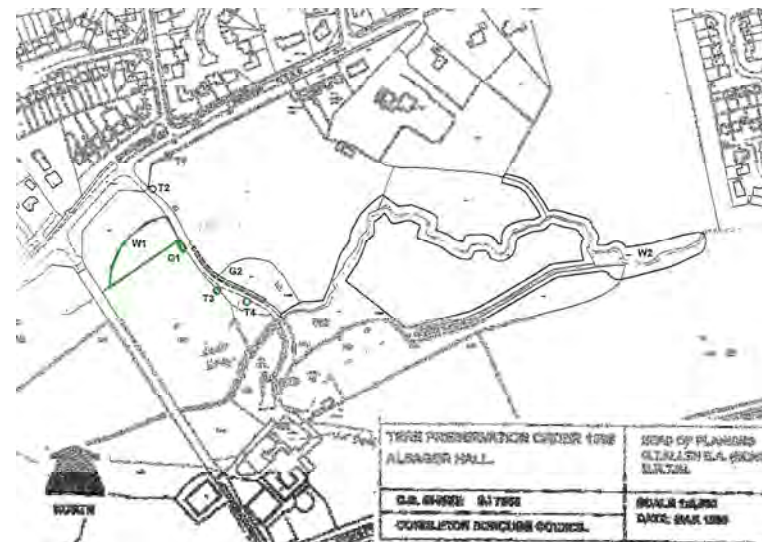
vegetation.

- 1.4 Existing mature deciduous trees and vegetation are located in groups and clusters generally around the periphery of the site with a depth of vegetation up to 70m fronting Crewe Road although this tapers out towards the car park area of the adjacent public house. A small number of semi-mature trees are scattered over the open grassland areas. The site is currently managed as informal grassland with infrequent mowing and there is evidence of the more easterly field being used for bonfires and firework display. Bramble, herbaceous plants and long grass are frequent within the tree and vegetation areas.

2.0 Planning Policy and Statutory Controls

2.1 At the time of the survey a Tree Preservation Order, Alsager Hall, Alsager dated March 1998, covered a woodland grouping within the site with a group of 2nr trees and 2nr individual trees situated along the edge of the eastern boundary. Other protected trees are off site. Woodland W1 is described as mixed deciduous trees, G1 comprises of two mature Oaks, T3 is a mature Ash and T4 is a mature Sycamore. The composition of TPO Woodland 1 is largely dominated by Birch and Grey Alder with infrequent regenerating Oak and a number of mature Oak specimens. Ivy forms a large part of the ground cover and is also colonising within the trees.

2.2 In terms of impact on trees, it is likely that any planning application on the site will be assessed against policy GR1 of the adopted Congleton Borough Local Plan First Review which seeks to protect the interests of visual amenity.



“ALL DEVELOPMENT WILL BE EXPECTED TO BE OF A HIGH STANDARD, TO CONSERVE OR ENHANCE THE CHARACTER OF THE SURROUNDING AREA AND NOT DETRACT FROM ITS ENVIRONMENTAL QUALITY, AND TO HAVE REGARD TO THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT.”

The proximity of the vegetation with a Tree Preservation Order will require any development to avoid and reduce any potential impact on the vegetation with amenity value and any associated ecological significance.

2.3 The surrounding trees and vegetation may be good habitat for a range of flora and fauna. The Wildlife and Countryside Act 1981 together with the amendments of 1985 and 1991, with subsequent variations to the schedule orders, and strengthening amendments made within the Countryside and

Rights of Way Act 2000, form the basis for legislation protecting Britain's flora and fauna. It should be noted that all nesting birds and all species of bats and their roosts are afforded statutory protection. It is an offence to:-

- intentionally kill, injure or take a bat
- sell, barter or exchange a bat, dead or alive
- be in possession or control of a bat or anything derived from them
- disturb a nesting bird or destroy nests and sites.

2.4 Separate ecological survey(s) have been carried out within and in close proximity to the site by REC Resource and Environmental Consultants Ltd. and separate reports have been submitted in this regard.

2.5 In general terms it is recommended that any removal of trees or tree works are not carried out during the period of March to September unless it can be confirmed that there are no nesting birds within tree canopies. From the assessment of the trees, it was concluded that one nest site was present which might be reused by birds of the Crow family. Understorey vegetation is located within the area of the survey and the relatively dense woodland and shrub cover adjacent to the site affords good cover for feeding and nesting birds.

3.0 BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

- 3.1 BS 5837 provides guidance and recommendations for the design and construction process in relation to trees and gives recommendations as to the objective surveying of trees in respect of their physical, aesthetic and structural condition as individual specimens and within a landscape context.
- 3.2 The standard recommends that the trees be evaluated and categorised according to their Retention Value. All trees at the survey address have been assessed individually or within a group setting. Due to the composition and density of the trees it was deemed appropriate to assess the quality and value of individual trees within the context of the current land use. This was also considered appropriate in terms of assessing long term health and management of any retained trees. The survey has been carried out generally in accordance with BS 5837.

Arboricultural Constraints to Development

- 3.3 Trees that should have material consideration during the design of a residential development are presented in the Tree Survey Schedule.
- 3.4 The trees have been graded as A, B, C or U and are indicated on the Tree Survey Plan with a colour representing each category as keyed on the plan. A total of 93 trees and tree groups have been surveyed which have a diameter of 50mm or greater and which provide visual amenity and other contributions to the locality.
- 3.5 Trees identified as category 'A' are those of significant high quality and value in terms of arboriculture, landscape and conservation. These may pose a constraint to the development and should be retained and protected within the design if possible. Category A trees have been recorded within Group 93 only which comprise of a dense belt of predominately Oak trees situated on a steep embankment. Individually specimens would generally attain a 'B' grading but it is considered their collective value is higher. They are also covered by a Woodland Tree Preservation Order.
- 3.6 Trees identified as category 'B' are those of moderate or fair quality and value in terms of arboriculture, landscape and conservation. These should be retained and protected within the design if possible although their contribution to amenity value, age and the ability to correct defects should be

weighted again the benefits of a development proposals as a whole. If development proposals can readily be modified or changed then it is worth exploring different design options. 42 category 'B' trees or tree groups have been recorded across the site representing approximately 45% of the tree cover.

- 3.7 Trees identified as category 'C' are those of low quality and value in terms of arboriculture, landscape and conservation and include very young trees below 150mm girth and in some instances self set multi-stemmed trees in close spacings. These trees should not be considered as posing a significant constraint to development and their removal to facilitate development would not constitute a significant loss within the locality although their collective worth should be considered and mitigation provided wherever possible if trees are removed. If they do not affect development they should be retained and protected or a case presented for their removal. If retained, it would be appropriate to carry out management, thinning and replanting over a 10-25 year period to enhance species diversity and overall health of the trees and tree groups. 46 category 'C' trees or tree groups have been recorded representing approximately 49% of the tree cover in this area.
- 3.8 Tree identified as category 'U' are of a conditions that renders them unsafe within a development situation. These are usually trees with a significant defect that are in serious decline, moribund or dead. They may also present an imminent hazard to life or property or be affected by a pest or pathogen which needs to be controlled or eradicated. Occasionally trees that are of such insignificant value to the overall structure or appearance of woodland or tree group are graded as 'U'. 3 category 'U' trees have been recorded.
- 3.9 The Root Protection Area (RPA) is the minimum area around a tree which should be left undisturbed in order to avoid damage to the roots or rooting environment. If work needs to be carried out within the RPA then specialist surfaces or specialist construction techniques must be considered. Care must also be taken to avoid ground compaction within the RPA and storage of materials is not permitted. No excavations shall be carried out within the RPA unless agreed with the LPA. Any agreed excavations must only be carried out by hand.
- 3.9 The methodology and criteria for the tree survey assessment and the Category Grading Values is given in **Appendix 1**.
The Category Grading Values are detailed within the Tree Survey Schedules at **Appendix 2**.

The Category Grading Values are also colour coded on the Tree Survey plans 1926_01 at **Appendix 3**.

Root Protection Areas (RPA) are recorded on drawing 1926_01.

4.0 Survey Methodology

- 4.1 The survey was carried out by Lorna Cruice, a chartered landscape architect and a technical member of the Arboricultural Association.
- 4.2 The site was visited and the trees inspected on 16th January 2014. The Tree Survey plan is based on the topographical plan prepared by Geomatic Surveys Ltd. (drawing no. 01075/Topo). All trees within the area of and in close proximity to the development area were assessed. The Tree Survey plan (1926_01) and the conditions schedules should be read in conjunction with this report.
- 4.3 The survey is in sufficient detail for informed decisions to be made by the Local Planning Authority when considering the planning application regarding the relevance of tree removal and retention in relation to the proposed development. The survey is limited to ground level observations, but where deemed necessary, aerial inspections have been recommended within the tree canopies by a suitably qualified tree climber/arborist. Any significant tree safety issues are noted on the condition schedules.

5.0 Location of the Trees and General Observations

Distribution

- 5.1 The trees are located in the main around the perimeter margins of the site although a small number of immature trees are scattered within the more open grassed areas. A larger body of trees and shrubs are located over the north-west corner of the site which is bisected by the track. This includes the TPO Woodland 1. Trees are grouped in the area around the existing pond and marshy area on the eastern edge of the site with vegetation groups following the course of the stream around the southern boundary. A large stand of trees is located between the track and the stream. Trees and scrub are located along the western boundary where it abuts The Plough Inn/Wacky Warehouse and the car parking areas. Smaller planted immature trees are scattered over the western field parcel. The distribution of the trees surveyed is indicated on the Tree Survey plan 1926_01.

Composition

- 5.2 For ease of reference the trees and their groupings have been identified within 'compartments' indicated on the Tree Survey plan 1926_01. The composition and condition of each compartment is as follows:

Compartment A

- 5.2.1 This compartment is largely dominated by Birch and Grey Alder with infrequent regenerating Oak and a number of mature Oak specimens (approximately 0.26 ha). Ivy forms a large part of the ground cover and is also colonising within the trees. The condition is varied with a number of the larger specimen Oaks on the southern edge forming large canopies with dense foliage. The area is part of TPO Woodland W1 and can be seen from the adjacent Footpath 7 to the east but is mainly obscured to views from Crewe Road due to the overgrown hedge and regenerating Birch trees within compartment B.

Compartment B

- 5.2.2 The frontage vegetation comprises of a dense screen of unmanaged Hawthorn shrubs and frontage hedgerow with infrequent deciduous tree species. The height reaches approximately 6.0m and is overgrown, thin and gappy in places. Between this and the TPO Woodland W1 is an

area of Birch regeneration with scattered Hawthorn and Goat Willow, approximately 4-8m in height consisting of thin whippy specimens in a dense distribution (approximately 0.3ha). Some Oak regeneration is appearing towards the track. The vegetation overall forms a dense screen to the road frontage although the composition and condition of the regenerated material is considered fair and requires thinning to establish as viable woodland in this location. The area provides good cover for small mammals and birds. The existence of woodland within the north east section of the site can be evidenced from historical maps (1836-1851 Tithe Maps). The presence of a woodland is recognised as a UK BAP Priority Habitat. However, this woodland has obviously been clear felled in part in the past and the vegetation is regenerating in an unmanaged way with the area becoming degraded and unsightly in a prominent roadside position. Some limited fly tipping is also taking place. If left in this condition the vegetation will ultimately form a woodland copse with succession of colonising species but this will take several decades to achieve a high canopy and it is considered an unsatisfactory management proposition for the short to medium term.

Compartment C

- 5.2.3 This area (Woodland 2) comprises of a group of mature Oak and Sycamores with some Oak saplings towards the outer edges. There is occasional Ash and Hawthorn with some Holly and Elder understorey. The area includes a small pond with marshy zones supporting bulrushes. The compartment also includes 2no. protected Oak trees (G1) and two individually protected Ash and Sycamore trees (T3 and T4 respectively). There is a dense ivy and bramble ground cover. The tree form a strong grouping and foliage massing in this part of the site which affords screening from the adjacent road and public house. The overall condition is fair with trees displaying signs of dead wood in the canopies. Their retention is desirable but the trees would benefit from pruning to improve their overall health and longevity.

Compartment D

- 5.2.4 Vegetation within this area is associated with the stream and is generally located within the shallow channel. Trees are distributed in along the embankment and consist generally of self set semi-mature and mature Sycamore and Alders. Most are thin multi-stemmed specimens although there are 3 large trees, 19 (Alder), 20 (Willow) and 22 (Alder) which are dominant features at the southern end of the site. The Willow has a sprawling habit which a large canopy. Appropriate fall height space needs to be considered for this specimen. The Sycamores and Alders form tall dense groups which provide screening to the public house car park.

Compartment E

- 5.2.5 The main component of this group is the stand of Alders (Woodland 3 – approximately 0.24ha). The trees are particularly large reaching some 14 metres in height with multi-stems and straight trunks. There is little understorey and groundcover appears limited ecologically. The trees form a distinct grouping towards the southern end of the site and are in fair condition given their height and maturity. The group is visible as an amenity feature and can be seen above other surrounding vegetation and from public rights of way. They provide a significant amount of tree cover along the valley brook. Their retention is desirable. Smaller stature trees are located on the edge of the stand and within the stream channel.

Compartment F

- 5.2.6 This compartment comprises of a stand of self set Goat Willows with bramble understorey. The group is densely populated but many of the larger specimens are breaking up and displaying dead wood. Their condition is assessed as poor and their retention is not considered critical. They are a fast growing, short lived species which are replaceable over the short to mid term.

Compartment G

- 5.2.7 This is similar in composition to compartment F in that the dominant species is self set Goat Willows. Larger specimens are beginning to break up and their retention is not desirable. More ornamental species including Birch, Mountain Ash cultivars and evergreen ornamentals form a narrow belt against the car park area of the Plough Inn. These form a good dense screen and their retention is desirable.

Compartment H

- 5.2.8 This is a dense group of mainly Hawthorn scrub, Elder and Goat Willow with value in the dense screening contribution and cover for birds. However, this would be replaceable over the mid term but it is recommended that vegetation against the road is desirable to continue the hedgerow in this location.

Compartment I

- 5.2.9 There is a broad mix of trees and vegetation within this compartment including a number of poor and declining specimens located at the entrance area to the track off the main road. . Groups of self set Goat Willow, Birch and Hawthorn dominant with a large multi-stemmed Sycamore (tree 28) located on the inner edge. Condition is variable from those which are recommended for removal to the Sycamore which provides a distinctive feature in its location. This tree is rooted on a localised mound of earth.

Compartment J

- 5.2.10 The area is open grassland with a small number of young, small stature Oak trees scattered across the area. Their condition is good but they currently do not provide any value in terms of screening or landscape contribution. These trees can be considered for transplanting elsewhere.

Compartment K

- 5.2.11 The area is open grassland with a limited number of young, small stature trees which may be considered for transplanting. Bramble and Hawthorn scrub are located towards the southern end alongside the farm access track.

- 5.4 (Woodland 1 and 2) Oak is present with Ash, Birch and Sycamore in generally equal numbers distributed throughout. Holly, Elder and Hawthorn form a relatively sparse understorey. Trees across the frontage of the site are individual mature specimens of Oak, Ash and Sycamore forming a closed canopy. These trees form good screening and visual enclosure and relate to the wider vegetation of the protected woodland.

Physical condition

- 5.5 None of the trees are considered to be in good condition with all displaying some defects which down grades their retention category value. This is due in the main to the lack of management and the amount of self set tress leading to suppressed specimens and unrestricted regeneration within the north eastern section. Most groupings are crowded with generally poor form and multi-stems. The trees range in age from early maturity (up to 10

years) to over nature in the case of larger specimens (i.e. trees 20 and 28). There have been no recent plantings to enhance age ranges or species composition although the young Oaks within the grassed areas appear to have been purposely planted and spaced.

Landscape value

- 5.6 All the trees are prominent to certain views from public roads and footpaths in the vicinity and serve to enhance the environment within the locality. The trees provide good screening to the site from all directions and particularly from the main Crewe Road and the lane to the east.

6.0 Arboricultural Impact Assessment

- 6.1 The development proposals are for outline planning permission for a residential development. The indicative masterplan version D for 70 units is provided at **Appendix 3**. The development is proposed mainly to the western portion of the site with five houses located on the eastern side close to Crewe Road and the access track to Alsager Hall Farm. The access track currently dividing the two field parcels will remain in its current alignment and is not part of the development proposals. The current masterplan is indicative only and therefore the principles of the impact of development on trees and vegetation can only be considered in broad terms. However, it is considered that any permission granted for development would seek to regulate development in line with the masterplan by condition. In order to provisionally identify the impacts that the proposals would potentially have upon the trees and vegetation, the tree survey and constraints information has been overlaid onto the masterplan to produce the Tree Impact Plan (drawing 1926_04 Rev A) appended at **Appendix 3**. The layout identifies the location of the 2no. access points off Crewe Road, routes of the proposed internal roads, approximate numbers and locations of buildings, trees and vegetation groups proposed for retention and proposed new planting and landscape works. The Tree Impact Plan indicates both trees and vegetation to be retained and removed.
- 6.2 As such, it is considered that trees and tree groups categorised as either 'A' or 'B' are of a quality and value whereby they may be considered as potential material constraint in the development process and, in this respect, BS 5837: 2012 states that ('A' category) *"trees, groups or woodlands of particular visual importance as arboricultural and/or landscape feature"* and ('B' category) *"trees present in numbers such that they attract a higher collective rating than they might as individuals"*. These values for trees may prevent development occurring or require modification to the design. This needs to be considered against the merits of land allocation designations and the planned changes of use and they are subsequently afforded appropriate weight in the context of such development proposals. Suitable compensatory planting should, however, be a material consideration within the planning process and the determining of any development proposals.

Projected arboricultural losses relating to the proposals

- 6.3 It is envisaged that the indicative layout will require the removal of approximately 8240 square metres of trees and vegetation. This equates to approximately 21% of the total site area. Table 1 below details the envisaged trees losses to facilitate the development shown on the indicative masterplan.

	<i>Ret cat</i>	<i>Removals necessary to implement development</i>	<i>Removals recommended for non- development related reasons</i>	<i>Total number of tree removals</i>
Trees of a moderate or high value that should be afforded appropriate consideration in the context of a proposed development.	‘A’	-	-	0
	‘B’	5, 28, 29, 30, G33, 47, 48, 49, G50, 60, G65, G66, G67, 50% of compartment B	-	8 trees 5 groups (approx. 18 trees in total)
Trees of a low quality and value that should not be considered a material constraint to development.	‘C’	32, 34, G35, G36, 37, 39, 43, G44, G45, G59, G61, G62, G64, G68	-	5 trees, 9 groups C. 2000m ² of regenerating Betula, scattered Cm and Sn (approximately 75 trees in total)
Trees that should be removed for sound management reasons regardless of site plans.	‘U’	-	G9, 31, 38, 40, 41, 42, 46,	6 trees (approximately 9 trees in total)
Totals		13 trees, 14 groups	6 trees, 1 group	19 trees, 15 groups (approximately 102 trees in total)

Table 1

- 6.4 Of the above trees and vegetation which comprises of both immature and mature trees, scrub the following breakdown of the age of losses is as follows:

Young/ early mature trees

0 - cat 'A'

17 - cat 'B'

73 - cat 'C' majority of this is self set, multi-stemmed goat willow of poor ecological and aesthetic value. Numbers are estimates only and should be interpreted in the context of 'groups' of single species vegetation. Also to be included is the area of regenerating Birch in Compartment B which due to the nature of individual specimens is difficult to quantify. The approximate area removed in this compartment is 2000m².

6 - cat U

Mature

0 - cat A

1 - cat B

2 - cat C

3 - cat U

- 6.5 The majority of the trees and groups are within the 'C' retention category and as such their loss is not considered significant. Category 'B' trees are located in the main to the periphery of the site and to young and immature stock that does not provide any major visual amenity within the wider landscape. A relative large area of Hawthorn scrub will be lost to the frontage of the site but this does not include any trees of significant stature. A large multi-stemmed mature Sycamore (28) would be lost near the frontage. Its retention was considered appropriate but its loss was weighted against the desired retention of the TPO Woodland W1 and considered expendable in this context and to facilitate a coherent development layout. It is also acknowledged that trees and vegetation contained within Compartments B, H and I are designated as UK Biological Action Plan (BAP) Priority Habitats and the loss of part of this habitat is considered would reduce the ecological diversity of the proposals. Part of the existing hedgerow fronting Crewe Road would be breached in order to provide the access for the five plots on the north eastern side of the site. The remainder of the hedge

would be retained and enhanced. A small number of trees are considered of such low quality or in a moribund state that their removal is prudent and recommended in any event. The remainder of the trees and vegetation can potentially be retained within the context of the indicative proposals providing that protection measures are implemented during a construction phase. These include Compartment A (TPO Woodland W1), part of Compartment B (UK BAP Priority Habitat) and Compartment E (stand of mature Alders). The retention of these groups of trees and is considered desirable in arboricultural and amenity terms and adjustments within the design process has allowed for these areas to be retained. Other significant tree groups to the south of the site along the brook and to the south east around the pond area will be retained as part of a wider open space which is allocation for Great Crested Newt mitigation and foraging habitat to maintain population numbers within the locality. This also retains additional UK BAP Priority Habitats.

Mitigation for tree losses

- 6.6 As detailed on the Tree Impact Plan the proposal is to retain, as far as practicable, the majority of the trees to the eastern portion of the site which includes woodland to Compartments C and D, the eastern portion of Compartment B and all trees and tree groups to the periphery of the site including the stand of Alders (G55 Woodland 3 – part of Compartment E). The retention of the TPO Woodland W1 and some of the frontage regenerating Birch will also aid to strengthen the setting of plots 66-70. Remaining trees will offer continuity of vegetation along the brook and aid with the dispersal of birds and small mammals.
- 6.7 The planned open space is to include additional tree and shrub planting to enhance existing trees structure and to provide mitigation for the loss of woodland which is part of UK BAP priority habitat. This will also provide greater species diversity and offer a habitat for Great Crested Newts which will be optimal for the stability of the population. In terms of the areas of losses and compensatory mitigation the following has been calculated:
- Area of UK BAP Priority Habitat (woodland) present on site = approximately **0.97 hectares**
 - Retention of UK BAP Priority Habitat (woodland) on site = approximately **0.40 hectares** (including TPO Woodland W1 and all other TPO trees)

- Loss of young/ semi mature regenerating Birch & Hawthorn scrub UK BAP Priority Habitat (compartments B, H & I) = approximately **0.57 hectares**
- Mitigating woodland planting within open space, around Woodland W1, Compartment E and edge of the brook along the southern boundary = approximately **0.62 hectares**
- Total of UK BAP Priority Habitat on site (existing and proposed) following mitigation planting = approximately **1.02 hectares**

Of the above approximately 0.38 hectares of mitigating woodland planting will be located within the open space provision which will be of appropriate native and wildlife attracting species to accord with UK BAP woodland criteria. Additional tree planting will be taken up within the residential area with the recommended planting of appropriate native and wildlife attracting tree species and native species hedgerows. Overall, it is estimated that overall there would a net gain in woodland and native tree species within the operational phase of the proposed development.

- 6.8 The above planting will provide for an expansive green infrastructure and link with neighbouring areas of land to the east and south, thereby forming a strong green edge to the development. Extensive tree planting will also form part of the design proposals for the residential development as indicated on the indicative masterplan. As such it is considered that any immediate visual impacts sustained as a result of necessary tree losses are projected to be adequately mitigated through the provision of a significant number of new trees which is estimated to be in the order of 150 -160 planted at heights of between 3.0 and 6.0 metres. Additional planting of smaller stock (whips and transplants) within the areas of open space will increase tree numbers upwards by several hundred trees.
- 6.7 The establishment of those large growing, long-lived and locally native species such as lime, oak and beech, planted in groups and as individuals throughout the area of open spaces would effectively complement the existing landscape and enhance the long term amenity of the locality, as well as provide important urban wildlife habitat. In addition, the establishment of trees of smaller growing semi-ornamental but wildlife attracting species would be suitable where space may be more limited. New tree planting and specific tree planting requirements can be conditioned to a planning approval.

7.0 Recommendations

- 7.1 It is recommended that the all trees indicated for removal are felled prior to any construction works commencing but removal of trees and vegetation shall be undertaken outside of the nesting bird season i.e. generally March to September. Any retained trees of larger stature as part of development proposals will continue to enhance and preserve the quality of the area.
 - 7.2 All retained trees should be protected during the demolition and construction processes by appropriate protective barriers and method statement. Proposed development should not generally encroach within the Root Protection Area unless specialised construction methods are agreed and employed.
 - 7.3 Other retained trees may require pruning and tree surgery to improve appearance and avoid longer term physiological problems.
 - 7.4 Additional trees and landscape planting should be provided as part of the proposals to mitigate for tree loss and to provide for an enhanced landscape setting. It is recommended that this is provided for through the provisions of a suitably worded planning conditions should the application be successful.
-

Appendix 1

Tree Schedules Criteria

Tree Schedules Criteria

Tree Statistics and Condition

- The Tree Condition Schedules detail the species, statistics, age, physiological and aesthetic value, structural and health condition of the individual tree or group of trees. The assessment and assessment criteria is recorded and formulated generally in accordance with the recommendation of the British Standard as follows:-

<u>Column No.</u>	<u>Code</u>	<u>Information</u>
1		Tree number (i.e. number referred to on the plan)
2		Species
3		Estimated height of tree in metres
4		Diameter of trunk/stem in mm (taken at 1.5 m above ground)
5		Height of crown clearance in metres
6		<u>Age class:</u>
	Cop	Coppice
	P	Pole size (i.e. young)
	Y	Young
	EM	Early maturity
	MA	Middle Aged
	M	Mature
	OM	Over mature
	B	Bushy/Scrub
7		<u>Physiological/Aesthetic value:</u>
	AA	Very good
	A	Good
	B	Fair
	C	Poor
	D	Very poor
		Outstanding appearance.
		Attractive specimen typical of the species.
		Defective appearance in some way e.g. leaning, thin crown, one sided, twisted, but still making a positive contribution.
		Unsightly making a negative contribution.
		Very unsightly/dead.

8	<u>Structural/Health value:</u>	
	A	No defect of any significance. Healthy, vigorous tree
	A/B	Defect noted but which could be corrected with the appropriate treatment, elevating the health value to A.
	B	Impaired condition.
	B/C	In decline, lacking vigour, sparse foliage etc. or defect affecting long term life of the tree.
	C	Defect beyond repair limiting life of tree to much less than its expected length. The tree may nevertheless have a usefulness particularly if contributing to a group/woodland.
	D	Defective to the point of being a present or future hazard.
9	Comments on form, condition, health and significant defects.	
10	Preliminary management / recommendations for treatment.	
11	Root Protection Area – radius from tree trunk (m)	
12	Retention Category grading	

Tree Retention Value

- The Retention Values in the schedules (end column) are assessed generally in accordance with the recommendations of BS 5837:2005 either as individual trees or in groups in the context of the current land use and the surrounding landscape. The criteria for the values are summarised as follows:-

U REMOVAL CATEGORY

Trees which should be removed and should not be a consideration in the planning process

- Trees in such a condition or with major health defect/over maturity that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- Trees which may be structurally unstable or with cavities of significance to safety.
- Trees which are in irreversible overall decline.
- Trees infected with pathogens of significance to safety of other trees.
- Very low quality trees suppressing others of better quality.

A HIGH QUALITY AND VALUE RETENTION CATEGORY

Retention is most desirable

- In such a condition to be able to make a substantial contribution for up to 40 years.
- Rare, unusual or dominant/essential component trees.
- Good screening or softening effect, or of particular visual importance particularly within a woodland or group.
- Significant conservation, historical or commemorative value.
- Veteran trees

B MODERATE QUALITY AND VALUE RETENTION CATEGORY

Tree worthy of retention in pre-development context but with condition which downgrades value

- Trees in such a condition (slightly impaired) as to make a significant contribution for up to 20 years.
- Impaired condition including unsympathetic past management.
- Trees which are reasonable and could be kept. It is worth spending time and adjusting potential development to retain it. This should be weighted against the cost of replacement if a small specimen.
- Trees in distinct landscape groups.
- Trees not greatly impacting on wider landscape, possibly very immature but healthy.
- Trees with identifiable conservation or cultural benefits.

C LOW QUALITY AND VALUE RETENTION CATEGORY

Tree possibly expendable (where they may impose constraint on development)

- Currently in adequate condition to remain until replacement planting could be established.
- Some defects affecting its value and not worth going to great expense to retain.
- The tree should be kept if possible with minor adjustment to layout. Caution should be exercised to assess the circumstances of eventual removal of the tree if its estimated future life span is relatively short i.e. up to 10 years.
- Trees present in groups but of low significance.
- Trees with very limited conservation or cultural benefits.

O/S Trees located Off-Site

CASCADE CHART FOR TREE QUALITY ASSESSMENT (BS 5837:2012)

TREES FOR REMOVAL			
Category	Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.	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 'R' category trees (i.e. 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 (e.g. Dutch Elm disease) or very low quality trees suppressing adjacent trees of better quality. <i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>		
TREES TO BE CONSIDERED FOR RETENTION			
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation
Category A Trees of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)./	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture).
Category B Trees of moderate quality and value: in such a condition as to make a significant contribution (a minimum of 20 years is suggested).	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better 'A' category specimens) or trees situated mainly internally to the site, occurring as collectives but situated so as to make little visual impact on the wider locality.	Trees with material conservation or other cultural benefits.
Category C Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150 mm.	Trees not qualifying in higher categories.	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 benefits.	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 150 mm should be considered for relocation		

Appendix 2

Tree Survey Schedules

SITE: Land adj. Plough Inn, Crewe Road, Alsager **JOB NO: 1926**
CLIENT: Hollins Strategic Land

DATE OF SURVEY: 16.01.14

SURVEYOR: LAC/DJS
WEATHER: Cold/damp

Cop – coppice Y – young (pole size) SM - semi-mature EM - early mature M – mature FM - fully mature OM - over mature Sap – sapling St – standard B – bush S – scrub

Tree no.	Species	Height upper (m)	Stem dia. (mm)	Root Protection Area (RPA) (Radius in m)	Height of crown clearance (m)	Age Class	Aesthetics/ Physiological condition	Health/ Structural condition	Comments on form, condition, health & significant defects and preliminary management / recommendations for treatment	Category grading/value to site
1	Oak	7	200	2.4	0.5	Y	B	B	Low branches, minor deadwood. Broken branch, isolated at entrance.	B
2	Lime	15	5x300/400	4.2	0	M	M	C	Ivy clad multi-stemmed, sprawling densely branch. Remove fence line. Over hanging verge. Epicormic growth.	B
3	Goat Willow	7	M/S 200	2.4	4	Y	C	C	Twisted poor form, similar to surrounding.	C
4	Birch	8	300	3.6	1.5	M	C	C	Leaning, lower branch damage, in decay at base. Potential for removal.	C
5	Birch	8	200	2.4	2	EM	C	C	Ivy clad, some deadwood.	C
6	Lime	9	M/S 5x200	2.4	0	M	B	C	Some deadwood, ivy clad. Upright form, overhanging verge.	B
7	Oak	15	600	7.2	3	M	A	A	Some low deadwood. Fork at 3m included wood, good tree.	A
8	Birch	15	2x300	3.6	3	M	B	B	Fork at 0.2m. ivy clad, some low deadwood. included wood.	B
G9	Goat Willow x3	7	100/200	1.8	0	EM	C	U	One no. dead (remove). In decline, fruiting bodies, poor specimens.	U
G10	Hawthorn/Oak/Goat Willow	7	100/200	1.8	0.5	EM	B	B	Hawthorn – multi-stemmed. Oak – one sided. Goat willow – forks at 0.5m twisted. Small group of trees.	B
11	Hawthorn	5	150	1.8	0.5	Y	C	C	Scrubby single tree.	C
G12	Oaks x6 or 7	Upto 7	150	1.8	0	Y	B	B	Self seeded young Oak, larger tree is good tree, group value associate with pond habitat.	B
G13	Oaks	4	150	1.8	0	Y	B	B	Singular trees, replaceable.	B
14	Oak	5	150	1.8	0	Y	B	B	Singular trees, replaceable.	B
G15	Sycamore/Alder	10	Ave.150	1.8	3	EM	B	B	Adjacent to brook, screen. Tall dense group. Group value. Sloping ground.	B
G16	Willow/Birch/Oak	12	Ave.250	3.0	3	M	B	B	Adjacent to brook, screen. Tall dense group. Group value. Sloping ground.	B
17	Oak	7	200	2.4	1	Y	B	B	Good small tree, consider keeping. Single tree. Good form.	B
G18	Alder/Willow	11	300	3.6	3	M	B	B	Multi-stemmed, associated with brush, tall straight, screen to pub group value, slope.	B
19	Alder	11	1000	12.0	1	M	A	B	Forks, dense, good vitality, other side of track, large tree, unmanaged.	B
20	Crack Willow	12	Ave.350	4.2	1	M	B	B	Multi-stemmed, overhangs stream. Large spreading canopy.	B
G21	Sycamore/ Willow	9	Ave. 200	2.4	0	EM	B	B	Multi-stemmed sycamore and willow, next to stream, screen, dense.	B
22	Alder	10	Ave.300	3.6	0	M	B	B	Ivy clad. On bridge of stream. Six x multi-stemmed, slight lean.	B

23	Hawthorn	8	200	2.4	0	EM	C	C	Ivy clad, on bridge of stream, one sided, poor form.	C
24	Hawthorn	7	200	2.4	0	EM	C	C	Ivy clad poor form, on its own.	C
G25	Willows	6	200/150	2.1	0	Y	C	C	Multi-stemmed low canopy, along track, line of trees, self set scrubby.	C
26	Sycamore	6	150	1.8	0	Y	C	C	Upright form, multi-stemmed along track, line of trees, self set scrubby.	C
G27	Hawthorn	6	150	1.8	0	Y	C	C	Upright form, multi-stemmed along track, line of trees, self set scrubby dense.	C
28	Sycamore	13	11x Ave.350 max	4.2	0	M	B	B	Multi-stemmed large tree, wide spreading, out of place, on mound. Vigorous.	B
29	Oak	40	150	1.8	0.1	Y	B	B	Single tree, replaceable.	B
30	Oak	6	150	1.8	1	Y	B	B	Slightly one sided, benefit from sycamore removal.	B
31	Sycamore	7	200	2.4	1	EM	U	U	Bark damage. Bow in trunk.	U
32	Goat Willow	8	400	4.8	2	M	C	C	Densely branched, spreading, forks at 1m. Ivy clad.	C
G33	Willow/ Hawthorn/Elder	7/8	100-200	1.8	0	EM	B	B	In dip. Densely/multi-stemmed, scrubby, cross branching. Group value.	B
34	Fruit?	6	150	1.8	0	Y	C	C	Single tree, replaceable. Self set.	C
G35	Oaks x3	6	150	1.8	1	Y	C	C	Group value replaceable. Self set	C
G36	Sycamore + Hawthorn	6	100	1.2	0	Y	C	C	Self-set scrubby, replaceable. Multi-stemmed.	C
37	Sycamore	6	200	2.4	1	Y	C	C	Self seeding, scrubby, bark damage.	C
38	Willow	5	-		0	EM	U	U	Broken up, multi-stemmed. Poor specimen.	U
39	Hawthorn	7	Ave.100	1.2	0	EM	C	C	Multi-stemmed scrubby. Cross branches with 40.	C
40	Oak	7	400	4.8	3	M	U	U	Broken/dead branches. Remove.	U
41	Sycamore	7	175	2.1	1	EM	U	U	Small canopy, deadwood, branch damage.	U
42	Willow	7	550	6.6	1	M	U	U	Broken up, shooting from viable parts of branches, fork at 1m.	U
43	Willow	8	11x200	2.4	0	M	C	C	Multi-stemmed in fence close to gate and gas pipe. Crossing stem, sprawling habitat.	C
G44	Sycamore/Birch Goat Willow/ Hawthorn	7	Up to 250	3.0	1	Y/ EM	C	C	Some ivy clad. Multi-stemmed, scrubby, dense cover. Crossing branches.	C
G45	Goat Willow	7/8	Ave. 150	1.8	1	EM	C	C	Multi-stemmed goat willow and thin birch. Scrubby, sprawling, dense.	C
46	(Not sure)	8	200	2.4	1	M	U	U	Dead, fruit bodies. Risk of falling to road, remove as soon as possible. Multi-stemmed. Bark damage.	U
47	Oak	5	100	1.2	0.5	Y	B	B	On its own self seeded, replaceable.	B
48	Oak	6	175	2.1	0.5	Y	B	B	On its own self seeded, replaceable.	B
49	Oak	6	175	2.1	0.5	Y	B	B	On its own self seeded, replaceable.	B
G50	Oak	6	Ave.175	2.1	0.5	Y	B	B	Bark damage on one. Rest self seeded replaceable.	B
G51	Hawthorn x 2	7	400	4.8	0	EM	C	B	Multi-stemmed. Compact upright. Replaceable on their own.	B
G52	Hawthorn/Oak	7	Ave. 150	1.8	0	Y/ EM	C	B	Along track close to brook. Scrubby multi-stemmed hawthorn.	B
G53	Oak x 4	5	Ave.100	1.2	1	Y	B	B	On brook edge slope.	B
G54	Willows x 2	7	150	1.8	0	EM	B	B	Off site, next brook. Multi-stemmed. Lower broken branches.	B

G55	Alder	14	Ave.300	3.6	5	M	B	B	Multi-stemmed tall, straight, high canopies. Some dead stems.	B
G56	Hawthorn/Elder/Oak/ Alder	7/9	Ave. 300	3.6	0	Y/ EM	B	B	Edge of brook, hawthorn/elder multi-stemmed upright, group value. Scrubby.	B
G57	Oaks/Hawthorn	6	Ave. 200	2.4	0.5	Y/ EM	B	B	Edge of brook, scrubby.	B
58	Alder	12	Ave. 500	6.0	3	M	B	B	Edge of brook and bridge. Multi-stemmed. three primary stems. Odd broken branches.	B
G59	Hawthorn/ Sycamore/Holly	6	100	1.2	0	EM	B	C	Bark damage, dense, scrubby. Dead tree intertwined.	C
60	Oak	4	100	1.2	0.5	Y	B	B	Self seeded as others.	B
G61	Goat Willows	7	150	1.8	1	Y	C	C	Dense, self set multi-stemmed, thin. Larger specimens showing signs of breaking up scrubby replaceable group.	C
G62	Goat Willow	6	150	1.8	0.5	Y	C	C	Dense self set multi-stemmed, thin, replaceable. Scrubby group.	C
G63	Sycamore/Elder	7/8	150/200	2.1	1	EM	C	B	Group value, self set multi-stemmed, forms some screening. Minor bark damage on sycamore.	B
G64	Goat Willow	8	150	1.8	0	EM/ Y	C	C	Multi-stemmed self set, replaceable, scrubby.	C
G65	Sorbus cultivar	8	150/200	2.1	1	Y	B	B	Fronting pub car park, forms screen, dense on mound. Group value.	B
G66	Birch	9	150/200	2.1	2	Em	B	B	Six birch, screen value. Dense group on mound.	B
G67	Sorbus/Goat Willow	7	150	1.8	1	Y	B	B	Fronting pub car park, forms screen, dense on mound. Group value.	B
G68	Goat Willow	8	150/200	2.1	0	Y/ EM	C	C	Dense, self set multi-stemmed, thin. Larger specimens showing signs of breaking up scrubby replaceable group.	C
69	Oak	12	800	9.6	2	M	C	C	Ivy clad, leaning onto site, over ditch, one sided. Lost 1 branch. Dead wood.	C
70	Oak	11	600	7.2	2	M	B	B	Minor deadwood. Minor scar at base, some vitality.	B

Appendix 3

Drawings:

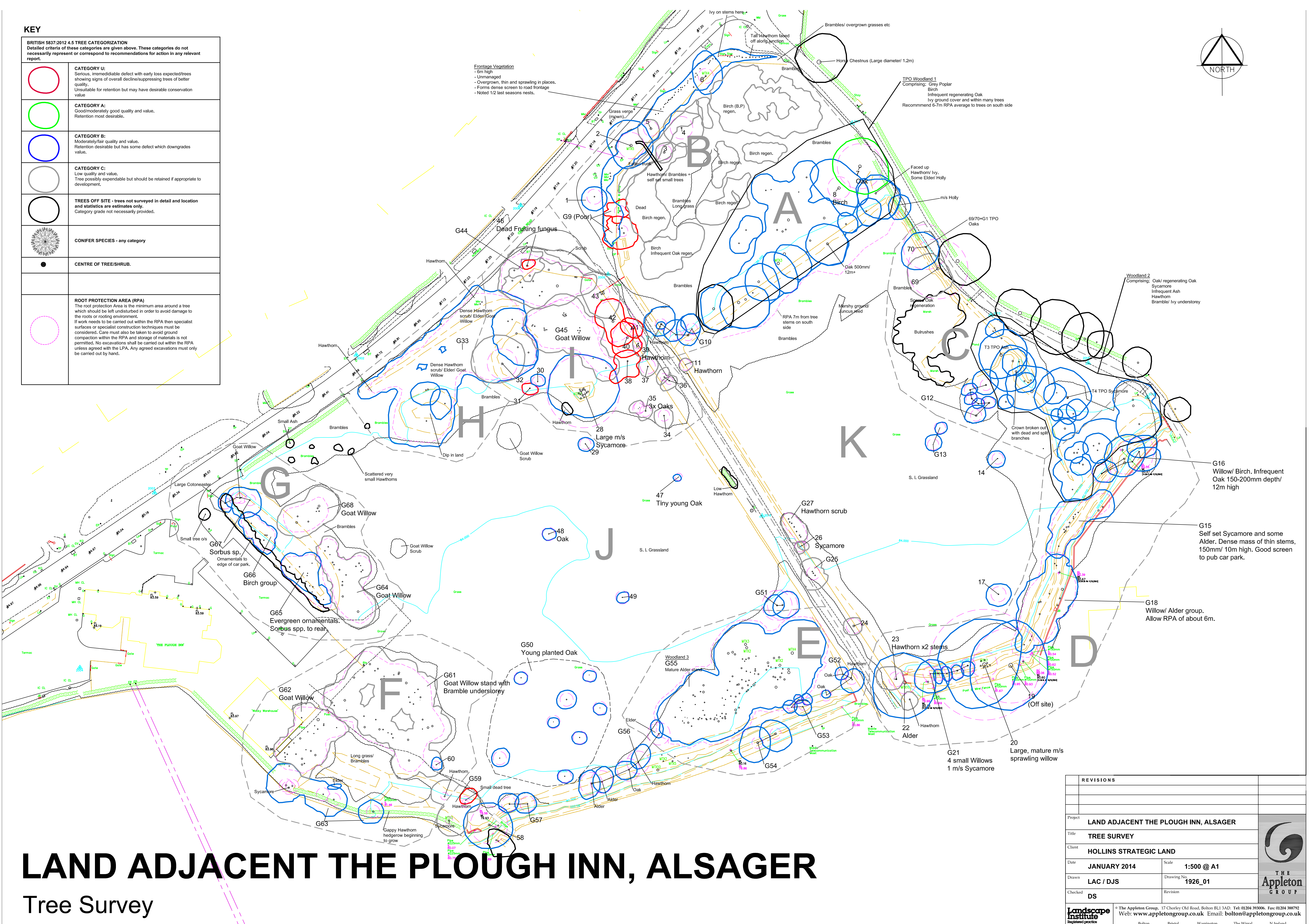
Tree Survey Plans - 1926_01

Indicative Masterplan - 1926_03 v.D

Tree Impact Plan - 1926_04 Rev A

KEY

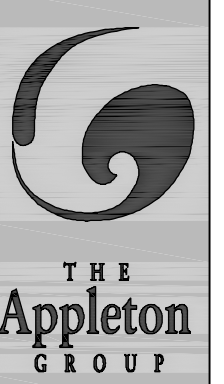
BRITISH 5837:2012 4.5 TREE CATEGORIZATION Detailed criteria of these categories are given above. These categories do not necessarily represent or correspond to recommendations for action in any relevant report.	
	CATEGORY U: Serious, irremediable defect with early loss expected/trees showing signs of overall decline/suppressing trees of better quality. Unsuitable for retention but may have desirable conservation value
	CATEGORY A: Good/moderately good quality and value. Retention most desirable.
	CATEGORY B: Moderately/fair quality and value. Retention desirable but has some defect which downgrades value.
	CATEGORY C: Low quality and value. Tree possibly expendable but should be retained if appropriate to development.
	TREES OFF SITE - trees not surveyed in detail and location and statistics are estimates only. Category grade not necessarily provided.
	CONIFER SPECIES - any category
	CENTRE OF TREE/SHRUB.
ROOT PROTECTION AREA (RPA) The root protection Area is the minimum area around a tree which should be left undisturbed in order to avoid damage to the roots or rooting environment. If work needs to be carried out within the RPA then specialist surfaces or specialist construction techniques must be considered. Care must also be taken to avoid ground compaction within the RPA and storage of materials is not permitted. No excavations shall be carried out within the RPA unless agreed with the LPA. Any agreed excavations must only be carried out by hand.	



LAND ADJACENT THE PLOUGH INN, ALSAGER

Tree Survey

REVISIONS		
Project	LAND ADJACENT THE PLOUGH INN, ALSAGER	
Title	TREE SURVEY	
Client	HOLLINS STRATEGIC LAND	
Date	JANUARY 2014	Scale: 1:500 @ A1
Drawn	LAC / DJS	Drawing No: 1926_01
Checked	DS	Revision
Land sc ape Ins titute Registered practice		© The Appleton Group, 17 Chorley Old Road, Bolton BL1 3AD. Tel: 01204 393006. Fax: 01204 388792 Web: www.appletongroup.co.uk Email: bolton@appletongroup.co.uk Bolton Bristol Warrington The Wirral N.Ireland



EXISTING WOODLAND AREAS & MITIGATION PLANTING

- Area of UK BAP priority habitat (woodland) present on site = **approx 0.97 hectares**
- Retention of UK BAP priority habitat (woodland) on site = **approx 0.4 hectares** (including TPO Woodland W1 and all other TPO trees)
- Loss of young/ semi mature regenerating Birch & Hawthorn scrub UK BAP priority habitat (compartments B, H & I) = **approx 0.57 hectares**
- Mitigating woodland planting within open space, around Woodland W1, Compartment E and edge of brook on southern boundary = **approx 0.62 hectares**
- Total of UK BAP priority habitat on site (existing and proposed) following mitigation planting = **approx 1.02 hectares**



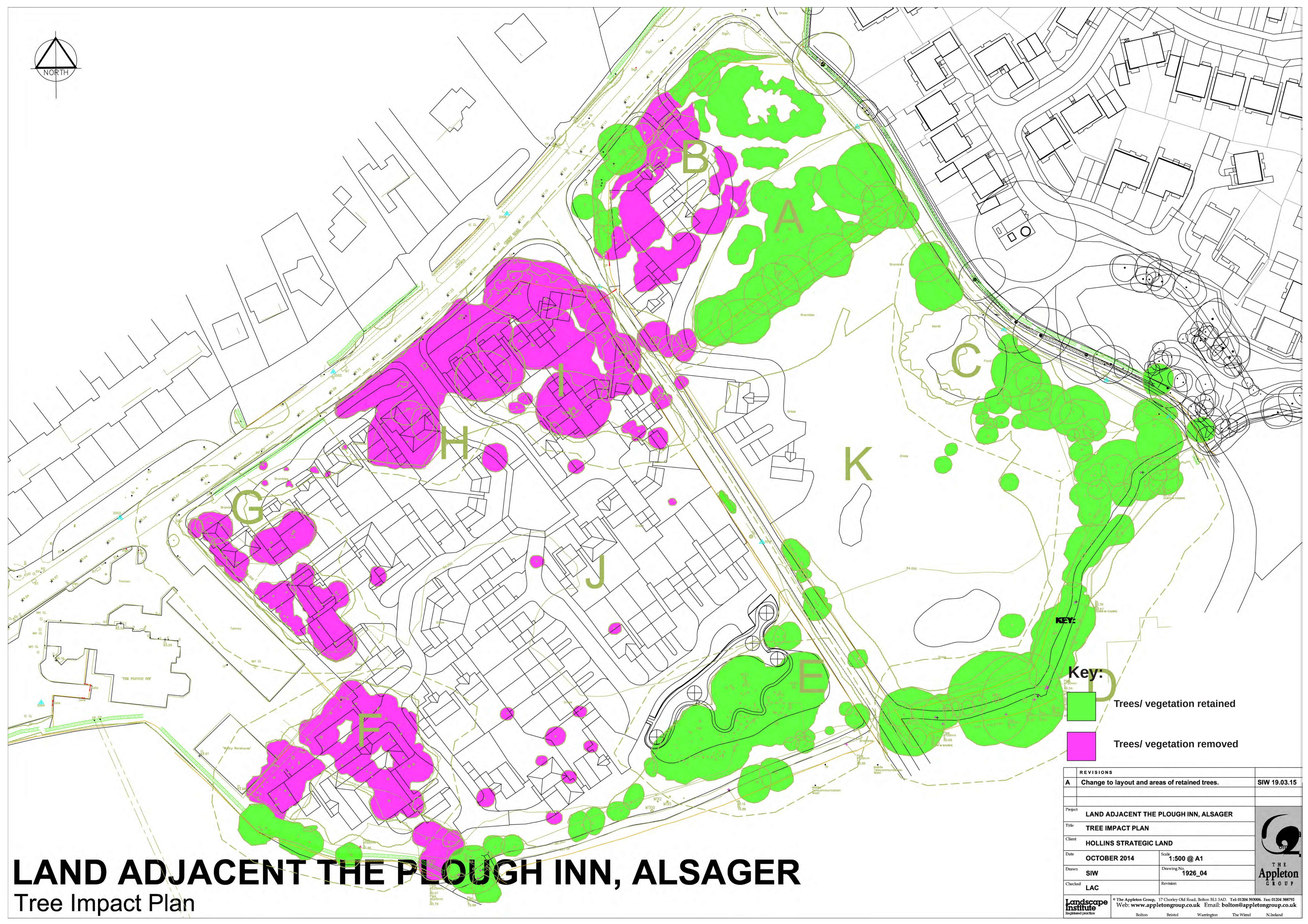
- Key:**
- Rear gardens
 - Front gardens curtilage
 - Proposed Dwellings
 - Proposed woodland mitigation planting
 - Proposed shrub planting
 - Proposed avenue tree planting
 - Existing tree planting
 - Existing ponds
 - New proposed ponds
 - Proposed amenity grass areas
 - Proposed LEAP area
 - Proposed roads/ footpaths
 - Existing Highway verge
 - Existing grassland retained
 - Damp grassland and scrub habitat
 - Log pile hibernacula average of 10m wide
 - Existing public right of way (rerouted at bridge)
 - Existing public right of way
 - Proposed public footpaths
 - T.P.O Area
 - Alignment of stream

Land Adjacent to The Plough Inn, Crewe Road, Alsager

Indicative Masterplan (70 Units)

Indicative Masterplan Version D
1:750@A1
(See scale bar)





Tree Impact Plan

