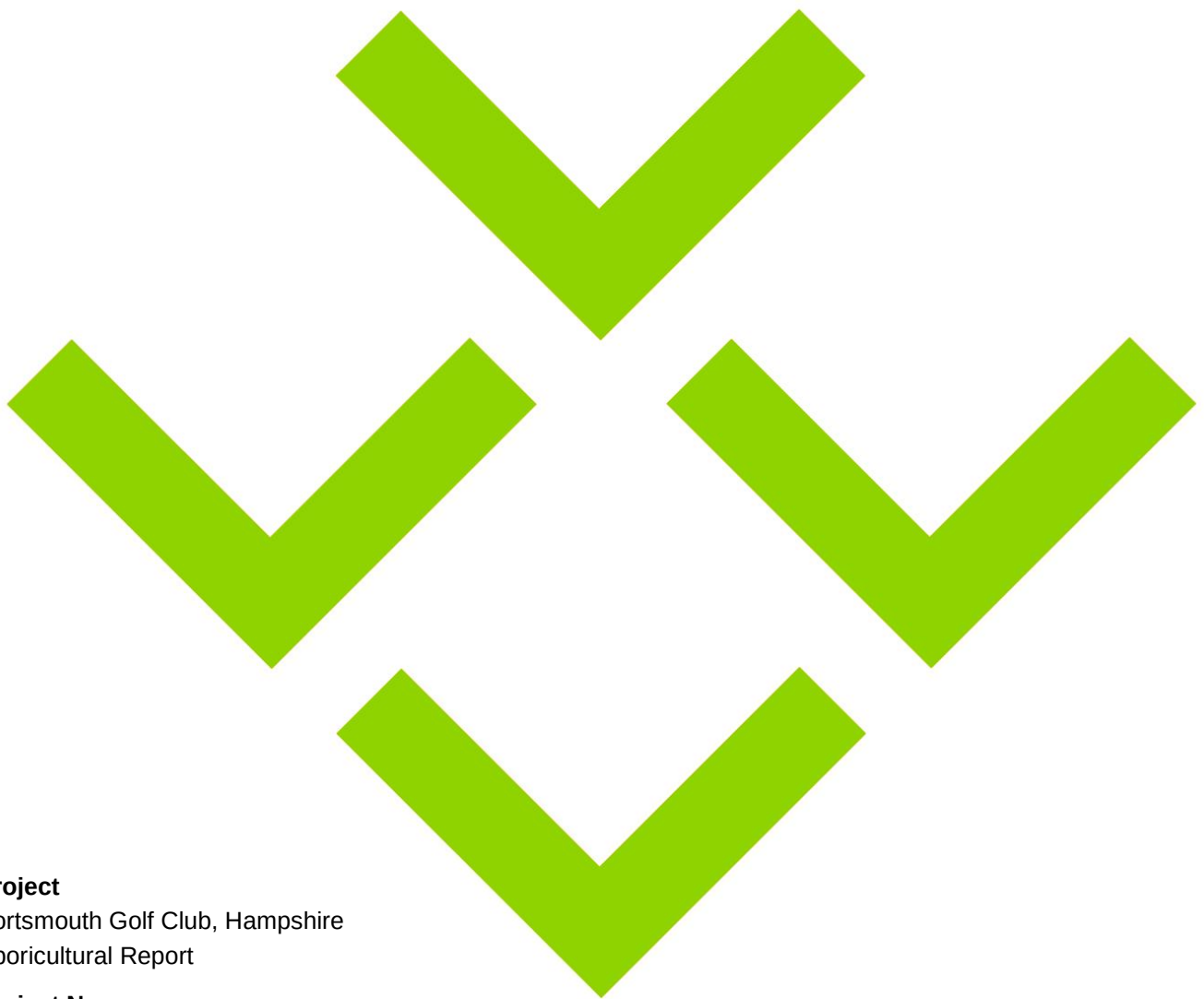




Project

Portsmouth Golf Club, Hampshire
Aboricultural Report

Project No

E328-03

Client:

Parkwood Consultancy Services

Date

April, 2012

Project

Portsmouth Golf Club, Hampshire

Arboricultural Report

Project No:

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Client:

Parkwood Consultancy Services

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April, 2012

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Summary

enims Ltd have been commissioned to carry out a walkover survey and to provide an arboricultural impact assessment at Portsmouth Golf Course, Hampshire. The centre of the site lies at national grid reference SU 68273 06666.

Plans are currently being developed for the landscaping of defined areas within the Golf Course, to provide a new driving range, and an enhanced playing surface with better drainage characteristics for three of the holes.

As reported in December 2011, following the Extended Phase 1 Habitat Assessment, ancient woodland features within the Golf Course, though outside the proposed works boundary, could potentially be impacted upon by the proposal, particularly through root compaction or canopy damage.

For Areas 1 and 2 the impacts of the proposed development are considered to be positive, in that new planting will be able to add to the range of arboricultural values that the tree stock currently provides.

For Areas 3, 4 and 5 the short term impacts of the proposed development are negative but the implementation of a tree and shrub planting scheme will ensure that the overall impact will be positive, the new planting will add significantly to the range of values and benefits that the tree stock currently provides.

Along the access routes the impacts are mixed: the short term impacts of the proposed development are negative, as existing trees will be lost on the access to Areas 1 and 2. For the access to Areas 4 and 5 provided that the tree protection plan is properly implemented no impact is anticipated.

Overall the negative impacts of the proposal on the tree population are not considered sufficient to prevent the application from achieving consent with suitable conditions from the local planning authority concerning the implementation of an approved planting scheme.

1 Introduction

1.1 Site Location & Surroundings

Portsmouth Golf Course (hereafter referred to as “the Course”) is located just north of the city of Portsmouth, Hampshire, south of the outlying town of Waterlooville. The centre of the course lies at national grid reference SU 68273 06666. The northern boundary is to a primary school; the southern boundary is punctuated by two remnants of military archaeology (both now with alternative uses) whilst there are fields to the east and north east. Please refer to Appendix B for aerial imagery.

1.2 Site Description

The course measures approximately 1.6 km east to west and 400m north to south, and is centrally bisected by Crookhorn Lane.

The character of the course is a direct reflection of its function: the majority of the course comprises fairways of close-mown grass, interspaced by linear strips of woodland and patches of rough, semi-improved grassland.

The Extended Phase I Habitat Assessment (hereafter referred to as “the Phase I Assessment”) completed by enims in December 2011 reports no Statutory Designated Sites within the Course but notes, at paragraph **3.3 Statutory Designated Sites** that:

Coastal saltmarsh and mudflat habitats, located 1.7 km south east of the site, comprise a number of statutory wildlife site designations. . . .

These features are isolated from Portsmouth Golf Course, and their special interests are therefore not anticipated to be adversely affected by the proposed re-landscaping works.

The Phase I Assessment continues, at paragraph **3.4 Non-Statutory Designated Sites**:

A number of designated semi-natural Ancient Woodland features were identified within the search area. These sites, which include both semi-natural and replanted woodlands, are predominately isolated from the site of the proposed landscaping and will not be impacted by the proposed landscaping works. However, three small remnant patches of woodland within Portsmouth Golf Course border Areas 1 and 2 of the proposed works boundary.

These three small remnant patches of ancient woodland, part of the Purbrook Park Wood Site of Importance for Nature Conservation, surround the 17th and 18th fairways.

1.3 Project Overview

The development proposal under consideration here is for the re-landscaping of five defined areas within the Course to provide a new driving range, and to provide a generally improved playing surface with better drainage characteristics for three of the holes. This will involve the import of inert material to raise levels, as well as the use of heavy plant and machinery to remodel the landforms.

The development proposals are illustrated on Gaunt Golf Design’s drawing GGD 2167 (referred to hereafter as “the site drawing”).

2 Methodology

2.1 Personnel

The tree survey and inspections required to prepare the arboricultural impact assessment were carried out by Jonathan Hazell BSc (Hons) FARborA., an independent arboricultural consultant, on behalf of enims. The assessment was reviewed and validated by Pete Satchell BSc.

2.2 Site Survey

An arboricultural site survey under the proforma contained within **BS5837 Trees in relation to construction- Recommendations** was carried out at Portsmouth Golf Club. This proforma provides a means of affording an individual tree a retention category, according to its relative merit. The cascade chart from BS5837 is included as Appendix B and the category definitions are as follows:

Category R: *“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”*

Category A: *“Those of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)”*

Category B: *“Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)”*

Category C: *“Those 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 150mm”*

The survey, took the form of a walkover survey of the five areas of the course identified on the site drawing, as well as the proposed vehicle access tracks linking those areas.

The site survey was conducted in the morning of the 19-04-2012. Meteorological data are listed below.

Cloud Cover	100%
Temperature	<10°C
Wind	Light breeze
Precipitation	Light showers

3 Results and Assessment

3.1 Types of Damage

There are three components of a tree that might be damaged individually or in combination during the re-landscaping of the Course by the importation of inert material to raise levels, or the use of heavy plant and machinery, namely

- the root, or
- the stem, or
- the canopy.

3.1.1 Tree Root Damage

Tree roots are living and to survive and function properly they must have access to the oxygen and water held in the pores between soil particles.

A very useful summary of the research concerning tree root growth is provided by Patch and Holding, 2007, which states:

Survival of a tree depends upon its roots being able to absorb enough water from the soil to sustain the foliage . . . and on developing a strong root system capable of keeping the tree upright In reality tree roots:

- *grow in any direction more or less parallel with the soil surface*
- *are usually relatively shallow – most of a tree's roots are in the upper metre of soil*
- *usually radiate outwards from a tree for a distance equivalent to at least the tree's height*
- *can be 30 cm or more in diameter at the base of the trunk*
- *sub-divide and taper rapidly as they extend out from the trunk*
- *are only 2 – 3 cm in diameter, and often much less at 3 – 4 m distance from the trunk*

(Patch and Holding, 2007: 1 and 2)

In the context of this proposal damage may be caused to trees' roots by compaction: the single pass of a vehicle, plant or machinery over unprotected ground may close the soil pores by compaction, so reducing the amount of oxygen available to the tree's roots preventing them from growing through the soil: continued traffic will increase the compaction and cause further difficulties for the roots.

Where the soil pores are large, for example in a coarse, sandy soil, the soil will generally be free-draining and well-aerated: where the pores are small, for example in heavy clay or a soil that has been compacted, they may be full of water and have a poor oxygen supply. The soils at the Course were assessed during the walkover survey to be predominantly clay overlying chalk, and poorly draining, particularly on the 17th and 18th fairways.

Impeding air movements to roots, for example by covering the soil surface, will also reduce the availability of oxygen. The effect on the tree is generally progressive crown dieback until a new balance has been reached between the capacity of the tree's damaged root system to absorb oxygen and water and the demands of the leaves.

Another possible cause of damage under this proposal will be direct damage, for example the severing of a root, which will alter the balance between the capacity of the tree's damaged root system to absorb oxygen and water and the demands of the leaves, and will result in crown dieback.

3.1.2 Damage to the Stem

Physical damage to the tree's main stem may be caused under this proposal by, amongst other things, abrasion or collision between a vehicle, plant or machinery and the tree. In general stem damage is likely to be restricted to mature trees with a clear stem in excess of 5m; in other cases it is likely that the tree's canopy would afford the stem some protection from damage, albeit the canopy would suffer damage.

In general stem damage will be visible to the naked eye and an appropriate tree management prescription to remediate the damage will be straightforward to determine and to deliver.

3.1.3 Canopy Damage

As above, physical damage to the canopy may, under this proposal, be caused by abrasion or collision: other causes of damage (such as adverse weather or fire are not considered under the scope of this report).

Any such damage will be clearly visible to the naked eye and an appropriate tree management prescription to remediate the damage will be straightforward to determine and to deliver.

3.2 Types of Tree Population

The need for appropriate remediation following damage is influenced by the value or benefit of the tree population that might be affected, however that value or benefit may be calculated (for example the contribution to combating climate change, cultural association, environmental interest, historical connection, landscape value or public amenity).

The legislative and policy context for the designation of areas as being of conservation and environmental interest is discussed in paragraph 1.4 of the Phase I Assessment report, the various statutory land designations have been set out in that report in **Table 1** (see page 6).

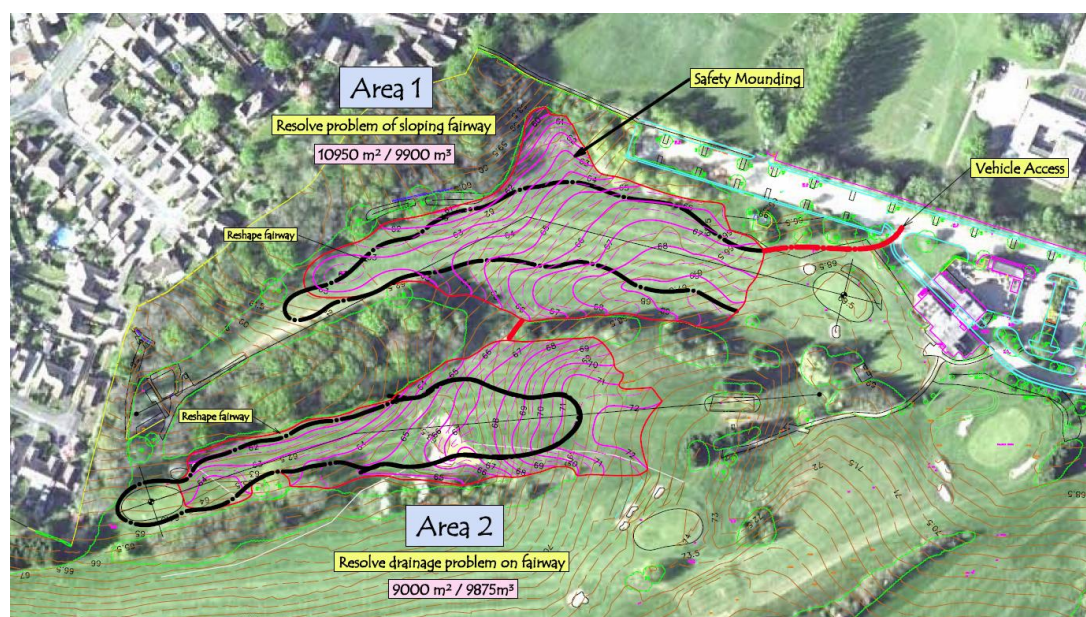
As an example, damage to a newly planted tree in a recently established plantation, which might be categorised as a low value area, may be relatively simply remediated by planting a new tree away from the affected area. This minimal step will at the very least continue to help to combat climate change. However, damage to a veteran tree with a complex ecology, or a tree within ancient woodland, trees that are categorised as being of high value, may be far more complicated to remediate satisfactorily.

In consequence, certain actions or behaviours will be acceptable on part of the Course, i.e. those areas where the tree stock has intuitively been afforded a low value, whilst similar actions will run counter to existing policy or guidance at other places on the Course where the tree stock is recognised as being of high value, and so should be avoided unless adequate remediation as required by the existing policy or guidance can be implemented.

3.3 Areas 1 and 2

The site drawing identifies Area 1 as covering part of the 18th fairway and Area 2 as covering part of the 17th fairway, the two greens are separated and contained by the three remnants of ancient woodland, part of the Purbrook Park Wood Site of Importance for Nature Conservation according to the Phase I Assessment report.

On the site drawing a number of individual English oak trees (*Quercus robur*) at the woodland edges have been identified with a lime green outline:



Under BS5837 Table 1 Cascade chart for tree quality assessment all of the individual trees would be afforded Category A and their Root Protection Areas (referred to hereafter as “RPA”) would be 12 times their stem diameters, which ranged from 590 to 800 mm, to give RPAs with a radius of 7.08m to 9.6m. However, under Natural England’s *Standing Advice for Ancient Woodlands* (referred to hereafter as “SAAW”) there is a requirement for:

a minimum buffer of at least 15m in width should be maintained between the ancient woodland and development boundary.

Whilst the SAAW has been temporarily taken off-line for a short period to allow amendments to be made in line with the *National Planning Policy Framework* it remains sound advice and will be followed in principle by the local planning authority when considering an application for development.

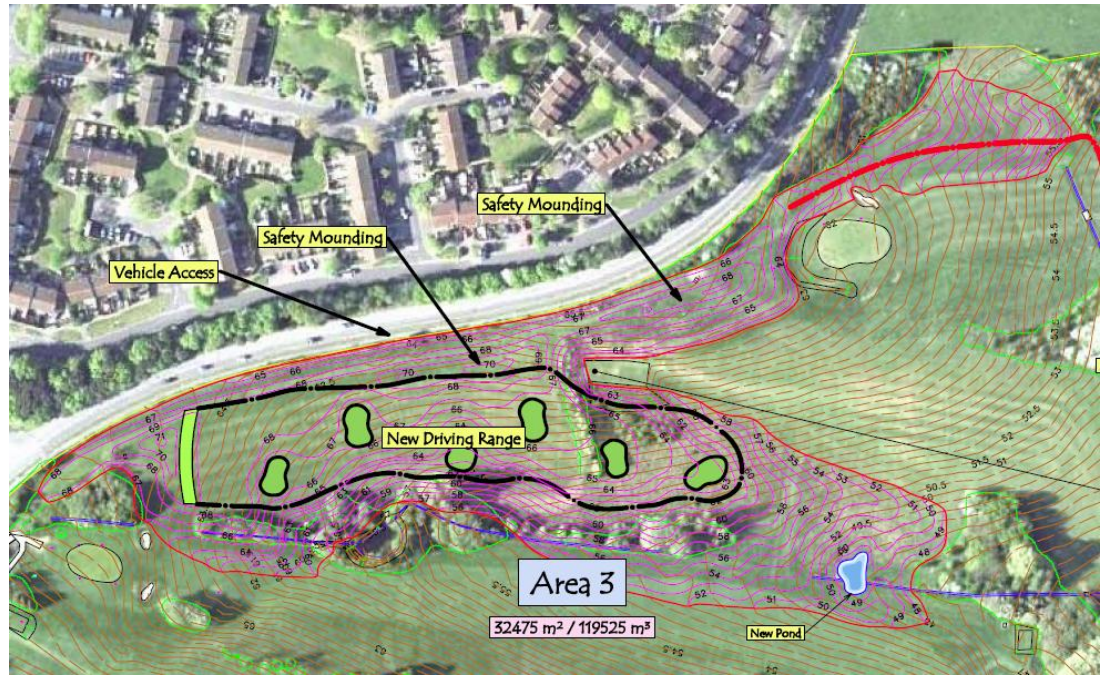
Therefore, the BS5837 RPA will be overruled in favour of a minimum buffer of at least 15m in width between the edge of the woodland (taken to be the drip line) and the proposed development.

Provided that this buffer strip is implemented then there should be no adverse impact from the proposed development upon the ancient woodland surrounding Areas 1 and 2.

New planting will have a positive impact by adding to the range of values and benefits that the tree stock currently provides.

3.4 Areas 3 and 4

The proposals at Area 3 and 4 are extensive and they appear to have the potential to have a significant arboricultural impact on particular areas of the tree population, including some of the roadside vegetation alongside College Road and the scrub woodland along the northern bank of a drainage ditch bordering the 9th fairway.



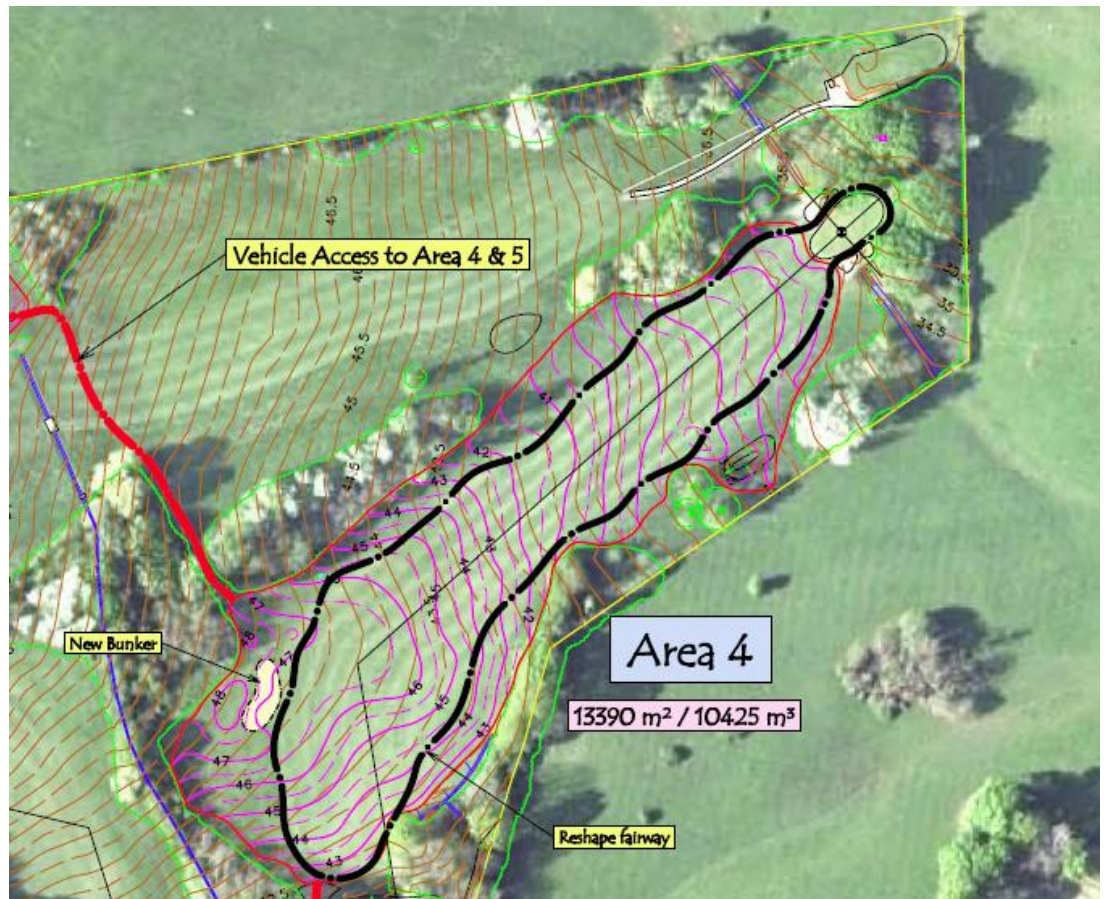
However, the walkover survey noted that the affected areas contained and supported tree populations that may be considered to be of low value:

- the trees along the boundary to College Road were weak and stunted field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*) or crab apple (*Malus sylvestris*) with the occasional ash (*Fraxinus excelsior*); to the east gorse and broom appear as the planting becomes more naturalised, or as the site becomes colonised by local plants,
- the shelter belt running north south through Area 3 (picked out in lime green on the site drawing) was of young common alder (*Alnus glutinosa*) and crack and white willows (*Salix fragilis* and *S. alba*), stem diameters were around 100 mm,
- the boundary scrub woodland along the northern bank of the drainage ditch to the north of the 9th fairway comprised common broadleaved pioneer species of crack and white willows (*Salix fragilis* and *S. alba*), aspen (*Populus tremula*) and white poplar (*Populus alba*) with hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*) of no great age.

Therefore I would suggest that appropriate remediation for this element of the development proposal would be the implementation of a considered planting scheme that has been designed, as a minimum, to replace the range of arboricultural values lost during the development, (for example the contribution that the tree cover made toward climate change and to public amenity) and to increase the arboricultural interest of this part of the Course, by the inclusion of locally native large species trees and their associated understorey plants and herb layer.

It will not be possible to replace the lost trees' cultural associations or historical connections, if any could be established to have actually existed, but a well designed scheme will increase environmental interest, landscape value and public amenity whilst making a positive contribution toward combating climate change.

In Area 4 some individual tree outlines are marked out in lime green on the site drawing adjacent to the 6th fairway, see also 3.3 above:



Whilst their status as Category A trees under BS5837 would have given their rooting area some protection (an RPA radius twelve times the tree's diameter) it would appear from the site drawing that the development proposals have recognised the principle to maintain a minimum of 15m clearance from these trees, perhaps affording them a value that they do not deserve but none the less providing space for new planting, should this be considered a suitable location by the landscape architect.

The group of mature oaks forming the backdrop to the 6th green should not be affected by the development proposal as shown on the site drawing.

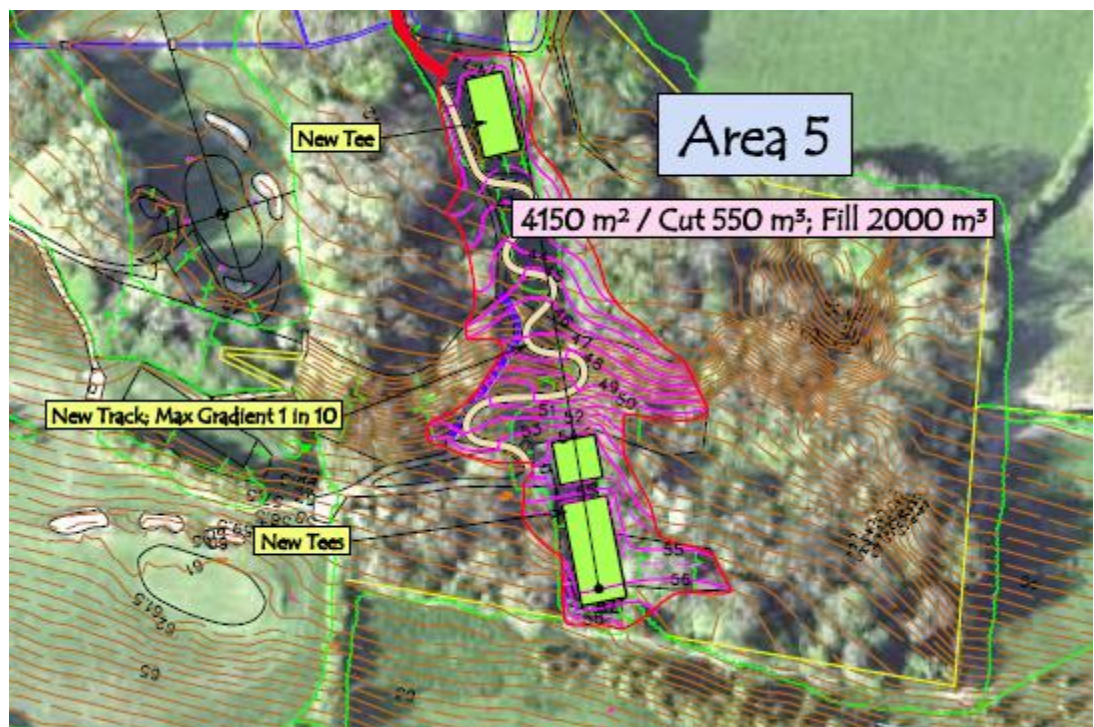
Recent tree works to the plantations to the north of the green (separating it from the 7th green), primarily crown lifting or brashing, appeared to have been carried out for the golfers' benefit rather than to give any arboricultural or silvicultural benefit to the Course.

The short term impacts of the proposed development are negative, areas of existing tree cover will be lost.

New planting will have a positive impact by adding to the range of values and benefits that the tree stock currently provides.

3.5 Area 5

This area is secluded and not overlooked from outside the course and so its public amenity is very limited. Moreover, there was limited arboricultural or silvicultural value in the scrub woodland next to the green and fairway: the area was dominated by elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*) and other scrub species, the largest standing trees close to the green were poor quality ash (*Fraxinus excelsior*).



The development proposals in this area impact upon 4,150m² in the environs to the existing 6th tee, out of an area of woodlands estimated to be some 17,500m² in total, so less than 25% by area of the woodland is affected by the development proposal.

The wooded area to the west of Area 5 had recently been worked through, it appeared that a large number of dead elms (*Ulmus* spp.) had been removed; more were standing at the time of my visit in a small copse west of the 8th green.

The short term impacts of the proposed development are negative, areas of existing tree cover will be lost.

New planting will have a positive impact by adding to the range of values and benefits that the tree stock currently provides.

3.6 Access from Crookhorn Lane

It has to be assumed that the inert material for the proposed development would be delivered through the current car park from the existing road access to the Club House from Crookhorn Lane.

There were a number of ornamental amenity trees along the line of the assumed vehicle access through the car park, generally within the planting bays separating the hard surfaced car parking areas that might be affected by the proposed vehicle movements. The impact might be to the trees' canopies, should they overhang the path taken by the delivery vehicles – if crown damage should occur then it will be possible to put remedial action in place, for example pruning work or perhaps tree removal and replacement.

Another possible cause of damage may be compaction of the sub-soil beneath the car park surface: the risk if this type of damage being realised will depend upon the technical details of the construction of the car park and the load that that the surface was designed to support. If that information is not available then the implementation of a simple traffic management plan ensuring good clearance between the trees' rooting volumes and the traffic will help provide some assurance that damaging soil compaction may be avoided. A minimum presumption will be that the minimum buffer should be equal to the trees' RPA as calculated under BS5837, i.e. twelve times the stem diameter. In reality this is likely to equate to the line of the car park edging.

The start of the proposed access route as shown on the site drawing will mean the loss of three poor quality trees, the two leaning flowering cherry (*Prunus* spp.) and a low growing variety of Lawson Cypress (*Chamaecyparis lawsoniana*) illustrated below:



The short term impacts of the proposed development are negative, as three existing trees will be lost, albeit two are of poor form and condition.

New planting will have a positive impact by adding to the range of values and benefits that the tree stock currently provides.

3.7 Vehicle Access to Area 4

The proposed vehicle access route to Area 4 from Area 3 as shown on the site drawing can easily be sited so that it does not affect any of the existing tree population.

The implementation of a simple traffic management plan ensuring good clearance between the trees' rooting volumes and the traffic will help provide some assurance that damaging soil compaction may be avoided. A minimum presumption will be that the minimum buffer should be equal to the trees' RPA as calculated under BS5837, i.e. twelve times the stem diameter. In reality this is likely to equate to a line 5m beyond the drip line of the canopy of the plantations that the access route will pass by.

Provided that the traffic management plan is properly implemented no impact is anticipated.

3.8 Vehicle Access to Area 5

There are two mature ash trees (*Fraxinus excelsior*) close to the line of the only realistic line for the vehicle access from Area 4 to Area 5.



The larger tree (at the south end of the path) has a diameter of 540 mm which means that the minimum radius of the RPA will be 6.48 m, the smaller tree's diameter is 330 mm and so the RPA for that tree is 3.96 m (that tree is sited immediately north of the drainage ditch feeding the pond).

In each case care should be taken to protect the RPA, ideally no vehicle traffic will be allowed within the RPA but if that cannot be achieved then measures will need to be put in place to spread the load of any vehicular traffic crossing the RPA. The load may be spread by the installation of a temporary sub-base for the access track formed from a suitable granular fill material (such as no-fines gravel, washed aggregate, or cobbles) which does not inhibit vertical gaseous diffusion, contained within a cellular confinement system laid at ground level.

Examples of suitable products and technical specifications are available from a number of suppliers, including the CellWeb Confinement System from Geosynthetics Limited, see <http://bit.ly/lza9KE>.

In concentration carbon dioxide is detrimental to tree root function. Because this gas principally diffuses vertically through the soil, new impermeable surfacing within the RPA should be restricted to a maximum width of 3 m and situated tangentially to one side of a tree only, or confined to an area no greater than 20% of the RPA, whichever is the smaller.

To avoid water logging on the clay soil of the Course the hard surface should slope away from the tree to drain into the adjacent pond. Provided surface water is not liable to be contaminated by salt or toxic run-off from oil or petrol, a permeable surface should be employed. If contamination is likely to be a problem, an impermeable surface may be used to prevent entry of toxic material.

Once the temporary access track has fulfilled its purpose then it may be removed, or it may be left *in situ* as an improvement to the existing access and to avoid the cost of its removal.

Provided that the tree root protection is properly implemented no impact is anticipated.

4 Recommendations and Mitigation

4.1 Summary of Impacts

For Areas 1 and 2 the impacts of the proposed development are considered to be positive, in that new planting will be able to add to the range of arboricultural values that the tree stock currently provides.

For Areas 3, 4 and 5 the short term impacts of the proposed development are negative but the implementation of a tree and shrub planting scheme will ensure that the overall impact will be positive, the new planting will add significantly to the range of values and benefits that the tree stock currently provides.

Along the access routes the impacts are mixed: the short term impacts of the proposed development are negative, as existing trees will be lost on the access to Areas 1 and 2. For the access to Areas 4 and 5 provided that the tree protection plan is properly implemented no impact is anticipated.

4.2 Summary of Mitigation

The recommended primary source of mitigation, outside the scope of this instruction, will be the implementation of a considered planting scheme that has been designed, at the very minimum, to replace the range of arboricultural values and benefits lost during the development, (for example the contribution that the tree cover made toward climate change and to public amenity) and to increase the arboricultural interest of the Course, by the inclusion of locally native large species trees and their associated understorey plants and herb layer.

Other mitigation will be provided by the implementation in full of the proposed tree protection plans.

For Areas 1, 2 and 4 the implementation of a 15m buffer strip will help to reduce the risk of damage to the ancient woodland from the proposed development.

For Areas 3 and 5 the proposed development will lead to the loss of a range of arboricultural values, for example the contribution that the tree cover made toward combating climate change and to public amenity: tree protection measures will not be appropriate here.

The implementation of traffic management plan through the car park and along the proposed access routes between Areas 1 and 2 and Areas 3 and 4 will help to reduce the risk of damage to the tree populations from the proposed development.

For the access route from Area 4 to 5, provided that the traffic can be kept outside the RPA then a simple traffic management plan will help to reduce the risk of damage to the tree populations from the proposed development. However, if the RPA has to be crossed by vehicles then measures to spread the load of any traffic within the RPA will be required to be put in place.

4.3 Summary of Time Constraints

If facilitation tree works are required to allow the proposed development to go ahead, be that pruning or felling of specific trees, then they will have to be undertaken once the bird nesting season is over. If the proposed development works are to go ahead in 2013 then as assessment will need to be undertaken (by a competent ecologist) of potential nesting

habitat; specific trees' crowns may be netted to prevent nesting to allow remedial works to be carried out during the 2013 nesting season, safe in the knowledge that no nesting birds are present.

If tree pruning or felling works are required as mitigation in advance of the development proceeding on site then, as above, they will have to be undertaken once the bird nesting season is over, or the trees may be netted to prevent nesting to allow the mitigation works to be carried out during the nesting season.

If remedial tree works are required because of damage caused during the development then the decision will need to be taken at that time as to when the remedial works should be undertaken; it may be possible to delay the work until the development has been completed.

4.4 Ecological Enhancements.

The use of locally native large species trees and their associated understorey plants and herb layer will be a positive enhancement of the overall amenity of the Golf Course and will contribute toward the replacement of the range of arboricultural values and benefits lost during the development, (for example the contribution to combating climate change, cultural association, environmental interest, historical connection, landscape value or public amenity).

5 References

BSI. 2012. *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*

British Standards Institution, London, UK

Natural England. 2011. *Standing Advice for Ancient Woodlands*

Natural England, Sheffield, UK

ODPM. 2005. *PPS 9 Biodiversity and Geological Conservation*

Office of the Deputy Prime Minister, London, UK

Patch, P and Holding, B. 2007

Arboricultural Practice Note 12: Trees in focus: Through the trees to development

Arboricultural Advisory and Information Service, Farnham, UK

6 Appendix A: Aerial Photograph of the Site



viewed 18 April 2012

6.1 Appendix B: BS5937 Tree Categories

Table 2 from BS5937: 2005 Trees in relation to construction – Recommendations

Trees for removal				
Category and definition	Criteria			ID on plan
Category R 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, irredeemable, 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 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 NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).			Dark red
Trees to be considered for retention				
Category and definition	Criteria – subcategories			ID on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make 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)	Light green
Category B Those of moderate quality and value: those 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 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 a 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, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Mid blue
Category C Those 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 150mm	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 screening benefit	Trees with very limited conservation or other cultural benefits	Grey
NOTE: Whilst Category C 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.				