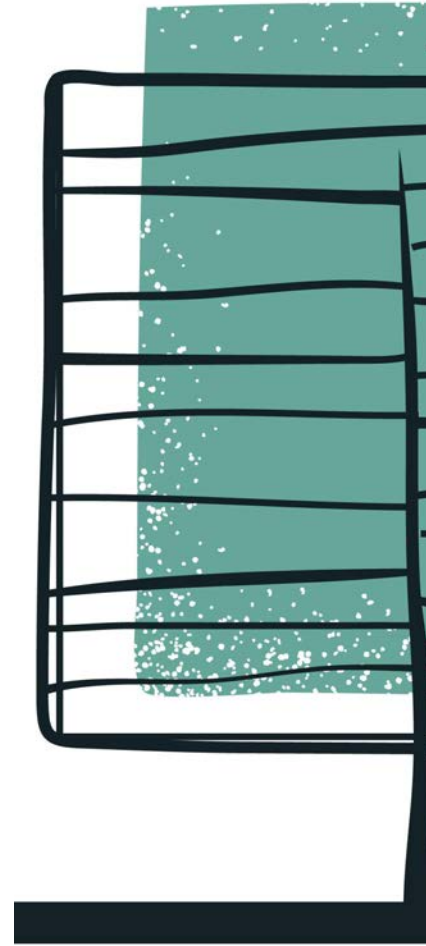




Report No: LTM0746.ATN.02

Date: 02/03/2023

Project: Land at Barlow Moor Road, Manchester, M21

Arboricultural Technical Note

Inspection Record.

Date of Inspection	Surveyor
4 th July 2022	Treetec Consultancy Limited (Treetec) C/O Dalcour Maclaren

Lally Tree Management.

36 Goldsworthy Road, Urmston, Manchester, M41 8US

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Revision	Date	Prepared by	Status
Final	24/02/2023	Matthew Lally	Complete
Update	02/03/2023	Matthew Lally	Complete

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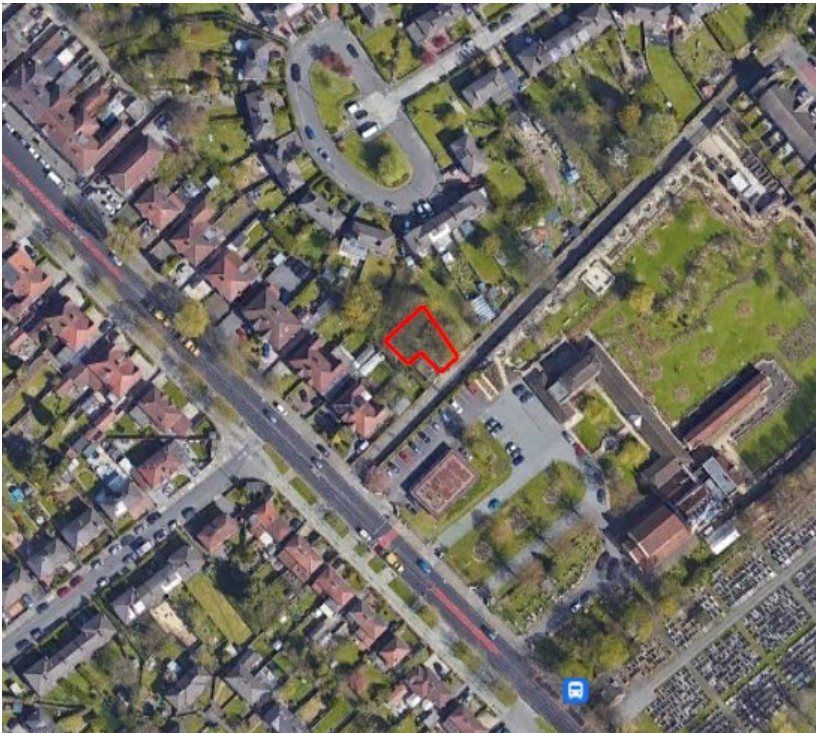
Introduction & Scope of Works

This Arboricultural Technical Note has been commissioned by Dalcour Maclaren and will be reporting on the CAVAT values for the trees that have been removed for the development at land adjacent to Barlow Moor Road, Manchester, M21.

The trees were removed before a site visit could be undertaken by Lally Tree Management and therefore it was not possible to obtain the required metrics for the CAVAT report inputs directly. The inputs for the CAVAT report are based on the Arboricultural Impact Assessment by Dalcour Maclaren (Project name: Barlowmoor Glen Gas Governor Scheme Number : 22003255, Report : 01 which was prepared by Alex Finn, Principal Arboriculturist, Treetec Consultancy Limited) and photographs provided by Lucy Davies of Dalcour Maclaren via email on the 22nd Feb 2022. Additional notes for the report have been taken from google earth images.

Estimations around functionality, amenity/ appropriateness, and life expectancy have been made and therefore the CAVAT output values should be considered a rough guide as there will be an element of error throughout the calculation process due to the uncertainties discussed.

1. Details

Property Name	Land at Barlow Moor Road, Manchester, M21		
Location map			
Address	Land at Barlow Moor Road, Manchester, M21	Latitude and Longitude	53.431446, -2.267354
Local Authority	Manchester City Council		

2. Findings

The data for each tree described in the Arboricultural Impact Assessment by Dalcour Maclaren (Project name: Barlowmoor Glen Gas Governor Scheme Number : 22003255, Report : 01) is displayed below in individual sections, which includes any pictures available and the CAVAT report form for each tree. A final CAVAT value is given at the end of each section.

Additional photos of the trees have been provided in appendix 1, but due to the limited pictures provided only T1, T2, T3, & T5 could be picked out in the pictures.

The Unit Value Factor for 2022 to 2023 is £18.44

The Community Tree Index Factor for Manchester is 150.

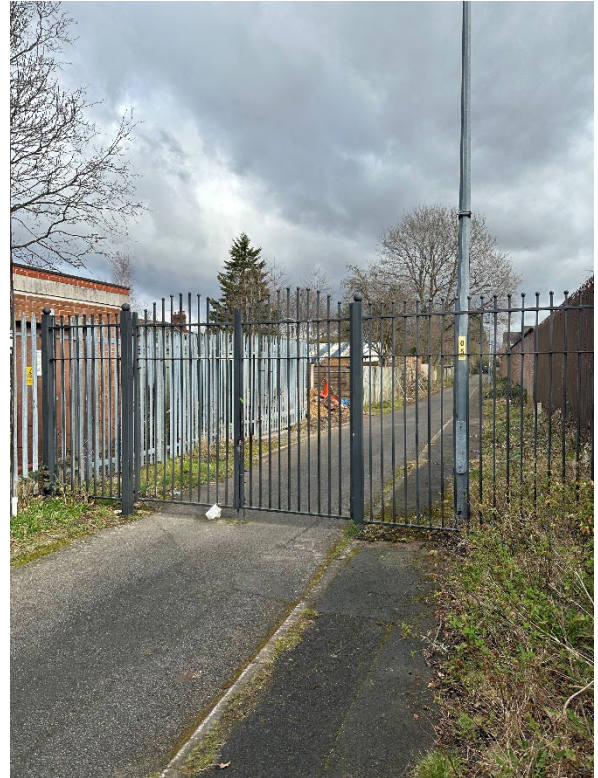
It was decided that due to the limited access to this site and limited visibility from public viewpoints the trees' location factors would be set at 25%. The pictures below explain the method behind this thinking:

Picture 1. A google street view photograph showing the trees before their removal.



Picture 2. A recent photograph taken on 01/03/2023 showing the trees removed, please note the Ash tree closest to the house has been heavily pruned giving the impression of more loss than is actually occurred.

Picture 3. There is no public access down the road to these trees meaning that any public viewing would be from Barlow moor only.



Picture 4. There is no public access down the road to these trees meaning that any public viewing would be from Barlow moor only.

T1**Data from Arboricultural Impact Assessment**

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T1	Cherry	15	180	1	1	3.2	7.3	4.5	SM	Good	Good	Restricted growth	10+	C1

CAVAT input reasoning**Picture 5.** Red Arrow indicates T1.

- 1) Basic Value, Trunk diameter in cm: 18
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.
- 5) Functional crown 2: No evidence of dieback has been given and the tree appears to be in good health, I have therefore scored this tree at 100.



- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden. It does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden. I have therefore given this tree a value of -10 for the Negative Attribute Factors.
- 7) Life expectancy: I would expect this tree to have a safe useful life expectancy in this location of up to 80 years and therefore scored this tree 40 - <80 for this section.

Picture 6. Trees are directly south of the garden of 62 Hough End Ave



CAVAT DATA SHEET

CAVAT T1

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Philip Handley

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	18.00	
Unit Value Factor	18.44	
Basic Value		£4,692.41
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£7,038.61
Step 3: Location Value		
Location Factor	25	
Location Value		£1,759.65
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£1,055.79
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£1,055.79
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£950.21
Step 7: Full Value		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£903

TOTAL VALUE FOR T1:
£903

T2

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T2	Cherry	15	160	1	1	2.8	2	3.5	SM	Good	Good	Restricted growth	10+	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 16
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.

Picture 7. Red Arrow indicates T2.



- 5) Functional crown 2: No evidence of dieback has been given and the tree appears to be in good health, I have therefore scored this tree at 100.

- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden. I have therefore given this tree a value of -10 for the Negative Attribute Factors.
- 7) Life expectancy: I would expect this tree to have a safe useful life expectancy in this location of up to 80 years and therefore scored this tree 40 - <80 for this section.

Picture 8. Trees are directly south of the garden of 62 Hough End Ave



CAVAT DATA SHEET

CAVAT T2

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	16.00	
Unit Value Factor	18.44	
Basic Value		£3,707.58
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£5,561.37
Step 3: Location Value		
Location Factor	25	
Location Value		£1,390.34
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£834.21
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£834.21
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£750.79
Step 7: Full Value		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£713

TOTAL VALUE FOR T2:
£713

T3**Data from Arboricultural Impact Assessment**

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T3	Cherry	15	290	2	1.5	6	2.8	1.2	SM	Good	Good	Unstable fork at ground level	10-	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 29
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.

Picture 9. Red Arrow indicates T3.

- 5) Functional crown 2: No evidence of dieback has been given and the tree appears to be in good health, I have therefore scored this tree at 100. The tree data within the report states that the structural condition is good, but the comment suggests there is an unstable fork. As this tree cannot be viewed it is assumed that the unstable fork did not require remedial works and therefore is discounted from the scoring.

- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden. I have therefore given this tree a value of -10 for the Negative Attribute Factors.
- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has less than 10 years, I have no way of confirming this, but I have therefore scored this tree at 5 to 10 years.

Picture 10. Trees are directly south of the garden of 62 Hough End Ave



CAVAT DATA SHEET

CAVAT T3

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	29.00	
Unit Value Factor	18.44	
Basic Value		£12,179.99
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£18,269.98
Step 3: Location Value		
Location Factor	25	
Location Value		£4,567.49
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£2,740.50
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£2,740.50
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,466.45
Step 7: Full Value		
Life Expectancy Factor	5 - <10	
FINAL VALUE		£740

TOTAL VALUE FOR T3:
£740

T5

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T5	Cherry	15	150	1	1	0.5	2.5	4	SM	Fair	Fair	None	10-	C1

CAVAT input reasoning

Picture 11. Red Arrow indicates T5.

- 1) Basic Value, Trunk diameter in cm: 15
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.
- 5) Functional crown 2: No evidence of dieback has been given and the tree appears to be in good health, I have therefore scored this tree at 100.



- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.
- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has less than 10 years, I have no way of confirming this, I have therefore scored this tree at 5 to 10 years.

Picture 12. Trees are directly south of the garden of 62 Hough End Ave



CAVAT DATA SHEET

CAVAT T5

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	15.00	
Unit Value Factor	18.44	
Basic Value		£3,258.62
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£4,887.93
Step 3: Location Value		
Location Factor	25	
Location Value		£1,221.98
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£733.19
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£733.19
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£659.87
Step 7: Full Value		
Life Expectancy Factor	5 - <10	
FINAL VALUE		£198

TOTAL VALUE FOR T5:
£198

T6

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T6	Cherry	15	210	2	1.5	2	2	1.4	SM	Fair	Fair	None	10-	C1

CAVAT input reasoning

Picture 13. Red Arrow indicates T6.

- 1) Basic Value, Trunk diameter in cm: 21
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.
- 5) Functional crown 2: No evidence of dieback has been given but the tree has been given a fair rating in the physiological condition section of the Arboricultural Impact Assessment, I have therefore scored this tree at 80.



- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.
- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has less than 10 years, I have no way of confirming this, I have therefore scored this tree at 5 to 10 years.

Picture 14. Trees are directly south of the garden of 62 Hough End Ave



CAVAT DATA SHEET

CAVAT T6

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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Only enter data in the pale-green boxes

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	21.00	
Unit Value Factor	18.44	
Basic Value		£6,386.89
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£9,580.33
Step 3: Location Value		
Location Factor	25	
Location Value		£2,395.08
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£1,437.05
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£1,437.05
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value		90
		£1,293.35
Step 7: Full Value		
Life Expectancy Factor	5 - <10	
FINAL VALUE		£388

TOTAL VALUE FOR T6:
£388

T7

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T7	Sycamore	15	220	1	1	1	5	1	SM	Good	Good	None	10+	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 22
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.
- 5) Functional crown 2: No evidence of dieback has been given; I have therefore scored this tree at 100.
- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 15. Trees are directly south of the garden of 62 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T7

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	22.00	
Unit Value Factor	18.44	
Basic Value		£7,009.65
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£10,514.47
Step 3: Location Value		
Location Factor	25	
Location Value		£2,628.62
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£1,577.17
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£1,577.17
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,419.45
Step 7: Fuli Value		
Life Expectancy Factor	>80	
FINAL VALUE		£1,419

TOTAL VALUE FOR T7:
£1419

T8

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T8	Cherry	15	200	1	3	3	0.5	1	SM	Good	Good	None	10+	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 20
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree in the picture has not been able to fully develop due to adjacent trees restricting growth. This is confirmed by the BS data provided in the Arboricultural Impact Assessment. The crown of this tree forms part of one larger crown of this group of trees, I have therefore given this tree a value of 60.
- 5) Functional crown 2: No evidence of dieback has been given; I have therefore scored this tree at 100.

Picture 16. Trees are directly south of the garden of 62 & 60 Hough End Ave

- 6) Amenity Value: The tree is visible from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 40 to 80 years.

CAVAT DATA SHEET

CAVAT T8

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	20.00	
Unit Value Factor	18.44	
Basic Value		£5,793.10
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£8,689.65
Step 3: Location Value		
Location Factor	25	
Location Value		£2,172.41
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£1,303.45
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£1,303.45
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,173.10
Step 7: Full Value		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£1,114

TOTAL VALUE FOR T8:
£1114

T9

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T9	Cherry	15	280	1	2	2	2	2.5	SM	Fair	Fair	None	10+	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 28
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule shows that the tree has good symmetry but the tree is forming part of a larger grown within the group and likely having restricted growth due to the adjacent trees. I have therefore scored this tree at 80.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is fair; I have therefore scored this tree at 70.

Picture 17. Trees are directly south of the garden of 62 & 60 Hough End Ave

- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 40 to 80 years.

CAVAT DATA SHEET

CAVAT T9

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Philip Handley

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	80	
Structural Value		£3,406.34
Step 5: Functional Crown Value part 2		
Functional Crown Factor	70	
Functional Crown Value		£2,384.44
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,145.99
Step 7: Full Value		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£2,039

TOTAL VALUE FOR T9:
£2039

T10

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T10	Sycamore	15	280	1	2	2	2.4	2.4	SM	Good	Good	None	10+	B1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 28
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule shows that the tree has good symmetry but as the tree form part of one large crown of the larger group it is likely that the growth of this tree has been restricted. I have therefore scored this tree at 80.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good; I have therefore scored this tree at 100.
- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 18. Trees are directly south of the garden of 62 & 60 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T10

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Phillip Handley

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	80	
Structural Value		£3,406.34
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£3,406.34
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£3,065.71
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£3,066

TOTAL VALUE FOR T10:
£3066

T11

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T11	Sycamore	15	280	1	2.5	3.9	3.9	1.8	SM	Fair	Poor	Decay north ide of main stem	5-	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 28
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule show that the tree has an asymmetrical crown and is unbalanced. The structural condition of the tree has been noted as poor and decay is present on the main stem. I have therefore scored this tree at 40.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is fair; I have therefore scored this tree at 80.

Picture 19. Trees are directly south of the garden of 62 & 60 Hough End Ave

- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility form the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has less than 5 years.

CAVAT DATA SHEET

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	40	
Structural Value		£1,703.17
Step 5: Functional Crown Value part 2		
Functional Crown Factor	80	
Functional Crown Value		£1,362.54
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,226.28
Step 7: Full Value		
Life Expectancy Factor	<5	
FINAL VALUE		£123

TOTAL VALUE FOR T11:
£123

T13

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T13	Norway Maple	12	280	1	5.1	4.5	4.5	1	SM	Good	Good	None	10+	B1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 28
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land with no public access. The visibility of this tree from public viewpoints will be very limited as the tree is set back into the wooded area, the road is small and has limited occupancy. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule shows that the tree has an asymmetrical crown having limited growth toward the west. The tree also forms part of a larger crown from the wider group of trees that this tree stands within, I have therefore scored this tree 60.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good with no indications of dieback or other physiological issues; I have therefore scored this tree at 100.
- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 20. Trees are directly south of the garden of 62 & 60 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T13

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£2,554.76
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£2,554.76
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,299.28
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£2,299

TOTAL VALUE FOR T13:
£2299

T14

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T14	Sycamore	15	600	2	5.1	4.1	5.2	5.5	M	Good	Good	None	20+	B1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 60
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule shows that the tree has good symmetry, but the tree is growing within a larger group and the crown of this tree forms part of a larger crown within the group it is therefore likely that growth has been restricted for this tree. I have therefore scored this tree 80.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good with no indications of dieback or other physiological issues; I have therefore scored this tree at 100.
- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 21. Trees are directly south of the garden of 62 & 60 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T14

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	60.00	
Unit Value Factor	18.44	
Basic Value		£52,137.87
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£78,206.81
Step 3: Location Value		
Location Factor	25	
Location Value		£19,551.70
Step 4: Functional Crown Value part 1		
Structural Factor	80	
Structural Value		£15,641.36
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£15,641.36
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£14,077.23
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£14,077

TOTAL VALUE FOR T14:
£14077

T16

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T16	Sycamore	13	230	1	2.2	4.8	3.3	5	SM	Good	Good	None	10+	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 23
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule shows that the tree has minor asymmetry, but the tree is growing within a larger group and the crown of this tree forms part of a larger crown within the group it is therefore likely that growth has been restricted for this tree and I have therefore scored this tree at 70.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good with no indications of dieback or other physiological issues; I have therefore scored this tree at 100.

Picture 22. Trees are directly south of the garden of 62 & 60 Hough End Ave

- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T16

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	23.00	
Unit Value Factor	18.44	
Basic Value		£7,661.37
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£11,492.06
Step 3: Location Value		
Location Factor	25	
Location Value		£2,873.01
Step 4: Functional Crown Value part 1		
Structural Factor	70	
Structural Value		£2,011.11
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£2,011.11
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,810.00
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£1,810

TOTAL VALUE FOR T16:
£1810

T17

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T17	Oak	15	300	1	2.75	6	3.6	2	SM	Good	Good	None	20+	B1

CAVAT input reasoning.

- 1) Basic Value, Trunk diameter in cm: 30
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule that the tree has an asymmetrical crown with restricted growth to the north and west, the tree is growing within a larger group and the crown of this tree forms part of a larger crown within the group it is therefore likely that growth has been restricted and I have therefore scored this tree at 60.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good with no indications of dieback or other physiological issues; I have therefore scored this tree at 100.
- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 23. Trees are directly south of the garden of 62 & 60 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T17

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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Created by Alexandra Steet and Philip Handley

Only enter data in the pale-green boxes

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	30.00	
Unit Value Factor	18.44	
Basic Value		£13,034.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£19,551.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,887.93
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£2,932.76
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£2,932.76
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,639.48
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£2,639

TOTAL VALUE FOR T17:
£2639

T19

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T19	Sycamore	15	350	1	3.5	3	2.5	3	SM	Good	Good	None	20+	B1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 35
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule shows that the tree has minor crown asymmetry the tree is growing within a larger group and the crown of this tree forms part of a larger crown within the group it is therefore likely that growth has been restricted. I have therefore scored this tree at 70.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good with no indications of dieback or other physiological issues; I have therefore scored this tree at 100.
- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 24. Trees are directly south of the garden of 62 & 60 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite, viewed this tree believed that it has more than 10 years as there is no indication of poor health, I have assumed a safe useful life expectancy for this tree at this location to be 80+ years.

CAVAT DATA SHEET

CAVAT T19

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	35.00	
Unit Value Factor	18.44	
Basic Value		£17,741.36
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£26,612.04
Step 3: Location Value		
Location Factor	25	
Location Value		£6,653.01
Step 4: Functional Crown Value part 1		
Structural Factor	70	
Structural Value		£4,657.11
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£4,657.11
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£4,191.40
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£4,191

TOTAL VALUE FOR T19:
£4191

T20

Data from Arboricultural Impact Assessment

Tree No	Species	Height	DBH	No of Stem	N	E	S	W	Age	Physiological Condition	Structural Condition	Comments	Estimated Remaining contribution	BS5837 Category
T20	Ash	15	180	1	0.5	1	3	4	SM	Good	Good	None	10+	C1

CAVAT input reasoning

- 1) Basic Value, Trunk diameter in cm: 18
- 2) CTI Value. Tree is located in Manchester and therefore the CTI given for this region is 150.
- 3) Location Value: The tree stands within private land and there is no public access to these trees. The only public viewpoints to observe these trees is Barlow Moor Road. I have therefore given this tree a value of 25.
- 4) Functional crown 1: The crown of the tree shown by the cardinal points within the Arboricultural Impact Assessment Tree schedule that the tree is asymmetrical with restricted growth to the north and west, the tree is growing within a larger group and the crown of this tree forms part of a larger crown within the group it is therefore likely that growth has been restricted. I have therefore scored this tree at 60.
- 5) Functional crown 2: The Arboricultural Impact Assessment has stated that the physiological condition of this tree is good with no indications of dieback or other physiological issues. I have therefore scored this tree at 100.
- 6) Amenity Value: The tree has limited visibility from public viewpoints and has some visibility from the adjacent crematorium, however, I would not consider this tree to be contributing significant amenity to the area. The tree is not an integral part of a designed landscape, including avenues or designed park or garden, it does not contribute to the setting of an important place or building. It is not part of a wider grouping giving character to the area, e.g. long-maintained street pollards. And therefore, I have given this tree a 0 in the Positive Attributes Factor. The tree is, however, due south of the garden of 62 Hough End Ave and is shading this garden, it is also leaning over third-party land which could be considered a nuisance. I have therefore given this tree a value of -10 for the Negative Attribute Factors.

Picture 25. Trees are directly south of the garden of 62 & 60 Hough End Ave



- 7) Life expectancy: The Arboricultural Impact Assessment data sheet indicates that the surveyor, when onsite viewed this tree, believed that it has more than 10 years as there is no indication of poor health. Ash dieback disease is prevalent around Manchester and although no mention of the disease on this tree has been made it would be reasonable to assume a life span of between 20 and 40 years for this tree.

CAVAT DATA SHEET

CAVAT T20

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	18.00	
Unit Value Factor	18.44	
Basic Value		£4,692.41
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£7,038.61
Step 3: Location Value		
Location Factor	25	
Location Value		£1,759.65
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£1,055.79
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£1,055.79
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£950.21
Step 7: Full Value		
Life Expectancy Factor	20 - <40	
FINAL VALUE		£760

TOTAL VALUE FOR T20:
£760

3.0 Summary & Conclusion

The above findings are based on the best available data however, as the trees cannot be inspected this data should be treated with caution and is simply an estimation of any true values. The findings of this report should be used as a starting point for negotiation with the LPA and not definitive values.

I have summarised the values below for ease with a final total value given at the end.

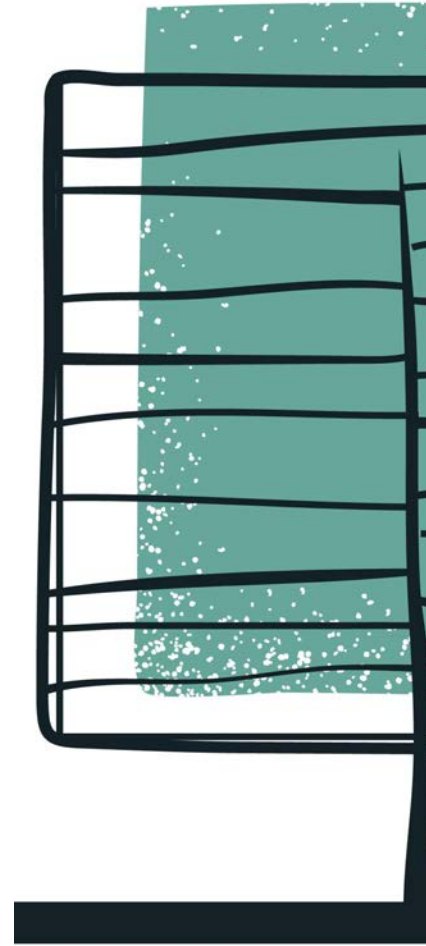
T1 - £903
T2 - £713
T3 - £740
T5 - £198
T6 - £388
T7 - £1419
T8 - £1114
T9 - £2039
T10 - £3066
T11 - £123
T13 - £2299
T14 - £14077
T16 - £1810
T17 - £2639
T19 - £4191
T20 - £760

Total Value = £36,479

Appendix 1.

Site Photographs

Photographs were provided by Dalcour Maclaren and were taken before any tree removals took place.







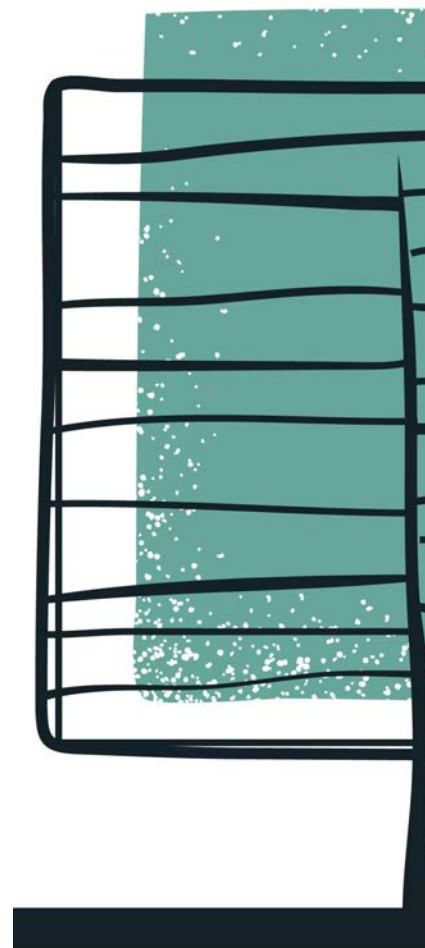


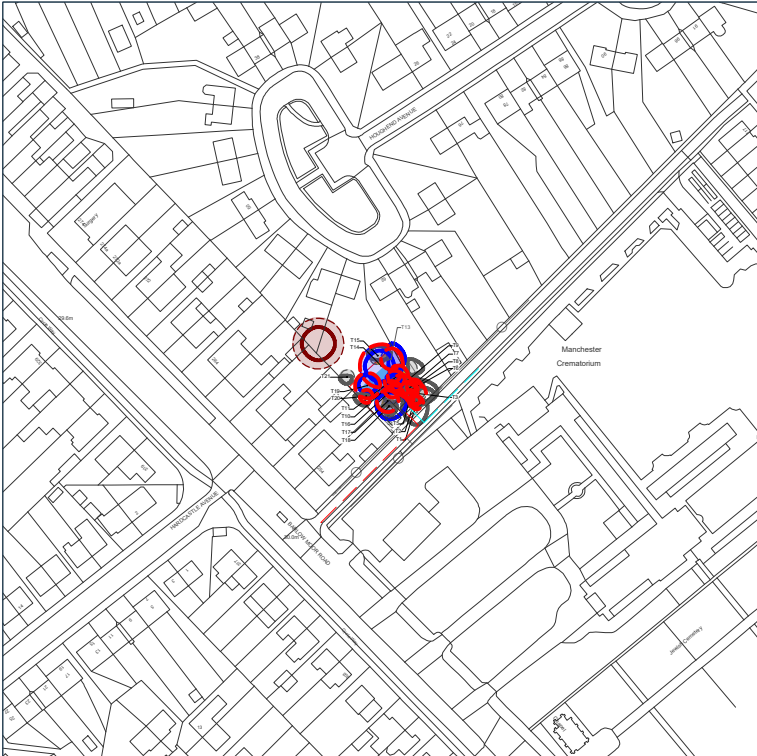




Appendix 2.

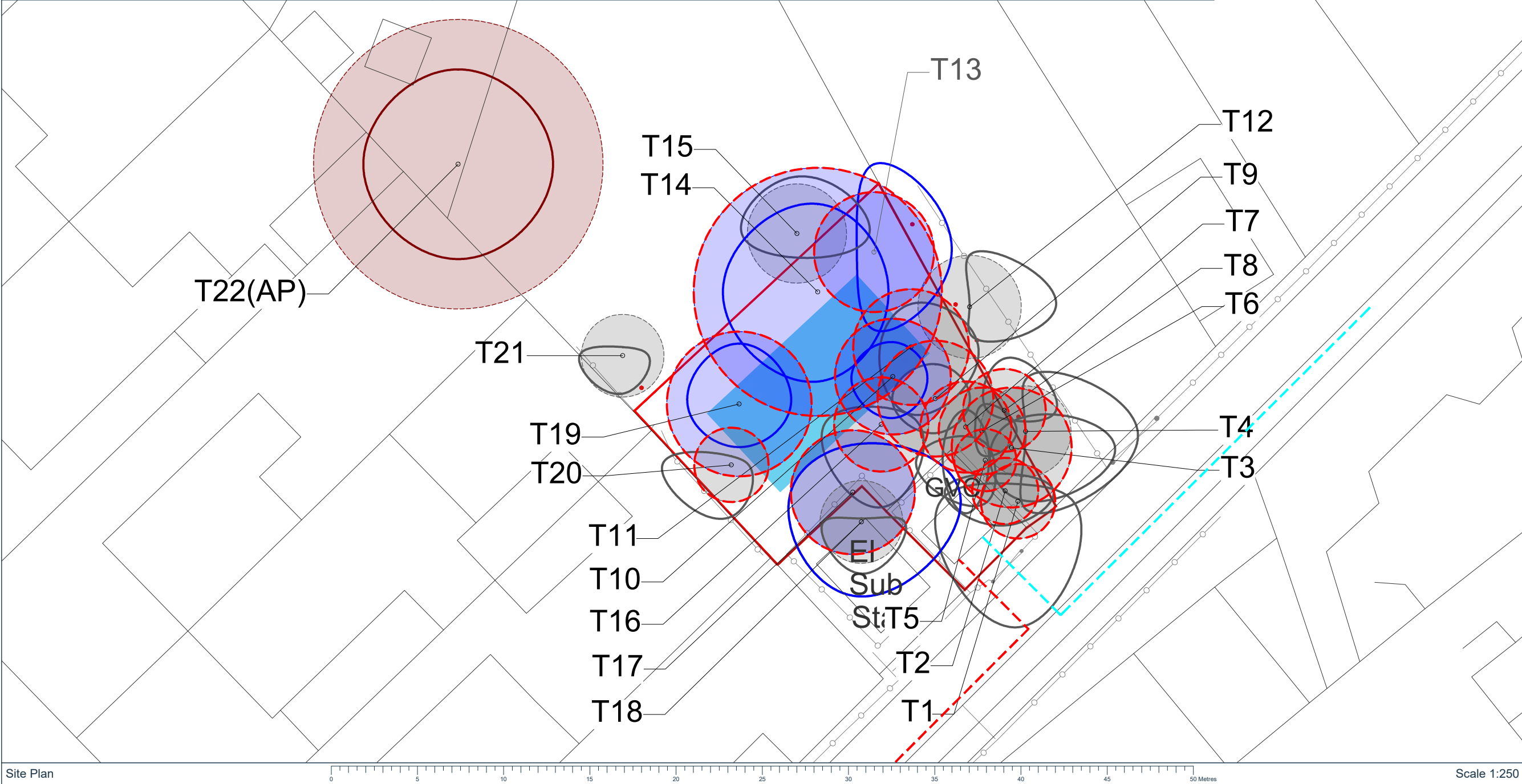
Site Map





Tree reference number	Species	Height (m)	Dbh	No of stems	Canopy Spread N (m)	Canopy Spread E (m)	Canopy Spread S (m)	Canopy Spread W (m)	Height of crown clearance (m)	Age class	Physiological condition	Structural condition	Preliminary management recommendations	Estimated remaining contribution	Category grading
T1	Cherry	15	180	1	1	3.2	7.3	4.5	2.5	SM	Good	Good	Restricted growth	10+	C1
T2	Cherry	15	160	1	1	2.8	2	3.5	2.5	SM	Good	Good	Restricted growth	10+	C1
T3	Cherry	15	290	2	1.5	6	2.8	1.2	1.5	SM	Good	Fair	Unstable fork at gl	10-	C1
T4	Poplar	15	220	2	3	6.5	4.5	0	2	SM	Good	Fair	Severe lean to east	10-	C1
T5	Cherry	15	150	1	1	0.5	2.5	4	2.5	SM	Fair	Fair	None	10-	C1
T6	Cherry	15	210	2	1.5	2	1.4	0.4	10	SM	Fair	Fair	None	10-	C1
T7	Sycamore	15	220	1	1	1	5	1	3	SM	Good	Good	None	10+	C1
T8	Cherry	15	200	1	3	3	0.5	1	3	SM	Good	Good	None	10+	C1
T9	Cherry	15	280	1	2	2	2	2.5	4	SM	Fair	Fair	None	10+	C1
T10	Sycamore	15	280	1	2	2	2.4	2.4	4	SM	Good	Good	None	10+	B1
T11	Sycamore	15	280	1	2.5	3.9	3.9	1.8	4.5	SM	Fair	Poor	Decay N side of main stem	5-	C1
T12	Sycamore	15	250	2	3	5	1.5	0	2.5	SM	Good	Fair	None	10+	C1
T13	Norway maple	12	290	2	5.1	4.5	4.5	1	1.1	SM	Good	Good	None	10+	B1
T14	Sycamore	15	600	2	5.1	4.1	5.2	5.5	5	M	Good	Good	None	20+	B1
T15	Ash	12	240	3	3.3	4.2	1.4	3.2	1.3	SM	Good	Fair	None	10-	C1
T16	Sycamore	13	230	1	1	2.2	4.8	3.3	5	SM	Good	Good	None	10+	C1
T17	Oak	15	300	1	2.75	6.2	6	3.6	2	SM	Good	Good	None	20+	B1
T18	Ash	15	200	1	0.2	2.5	3	2.2	4	SM	Good	Good	None	10+	C1
T19	Sycamore	15	350	1	3.5	3	2.5	3	8	SM	Good	Good	None	20+	B1
T20	Ash	15	180	1	0.5	1	3	4	2	SM	Good	Good	None	10+	C1
T21	Sycamore	16	200	1	0.5	1.5	2.2	2.5	2.8	SM	Fair	Good	None	10+	C1
T22	Sycamore	18	700	3	5.5	5.5	5.5	5.5	3	M	Poor	Poor	In serious decline/unstable	5-	U

Location Plan Scale 1:2500





**DALCOUR
MACLAREN**

Key:

- Canopy Spread - Category B Tree
- Minimum RPA - Category B Tree
- Canopy Spread - Category C Tree
- Minimum RPA - Category C Tree
- Canopy Spread - Category U Tree
- Minimum RPA - Category U Tree
- Proposed Governor
- Proposed Boundary Fence
- Trees to be Removed
- LP Main
- MP Main

Notes:

Interest:

N/A

Location:

Land north of Barlow Moor Road,
Manchester, M21 7GZ

Coords: 382331, 392782

Scheme Name:

EP - Barlow Moor Clen gas governor

Drawing Name:

Tree Constraints Plan

Drawing No: 22003255_PLN_TCP_2.1_C

Rev	Date	Description
-	11.08.2022	First Issue
A	01.09.2022	Proposed Governor Amendment
B	03.10.2022	Tree's to be removed
C	05.10.2022	T21 added

Drawn:	SG/MJL	
Approved:	LD	
Sheet No:	1 of 1	
Sheet Size:	A3	

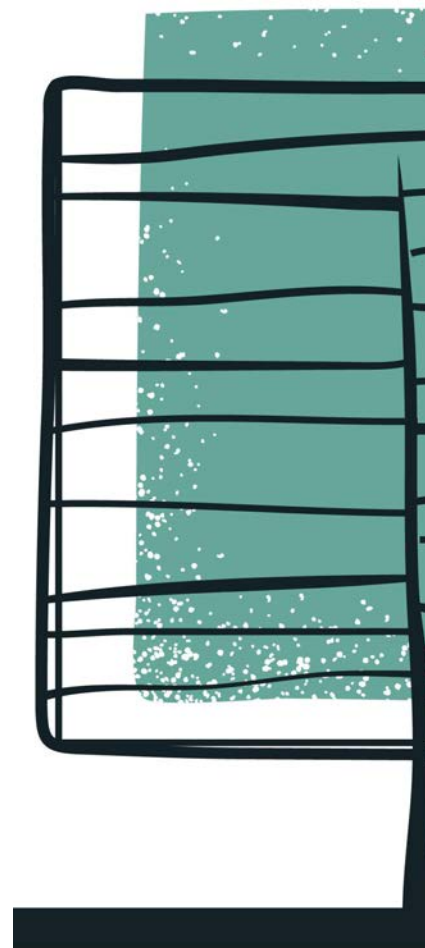


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Your Gas Network

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Appendix 3.

CAVAT sheets



CAVAT T1

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

© Christopher Neilan

Created by Alexandra Sleet and Phillip Handley

Only enter data in the pale-green boxes

CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	18.00	
Unit Value Factor	18.44	
Basic Value		£4,692.41
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£7,038.61
<u>Step 3: Location Value</u>		
Location Factor	50	
Location Value		£3,519.31
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	70	
Structural Value		£2,463.51
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£2,463.51
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,217.16
<u>Step 7: Full Value</u>		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£2,106

CAVAT T2

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Phillip Handley

CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	16.00	
Unit Value Factor	18.44	
Basic Value		£3,707.58
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£5,561.37
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£1,390.34
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	60	
Structural Value		£834.21
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£834.21
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£750.79
<u>Step 7: Full Value</u>		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£713

CAVAT T3

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Phillip Handley

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	29.00	
Unit Value Factor	18.44	
Basic Value		£12,179.99
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£18,269.98
Step 3: Location Value		
Location Factor	25	
Location Value		£4,567.49
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£2,740.50
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£2,740.50
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,466.45
Step 7: Full Value		
Life Expectancy Factor	5 - <10	
FINAL VALUE		£740

CAVAT T5

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	15.00	
Unit Value Factor	18.44	
Basic Value		£3,258.62
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£4,887.93
Step 3: Location Value		
Location Factor	25	
Location Value		£1,221.98
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£733.19
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£733.19
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£659.87
Step 7: Full Value		
Life Expectancy Factor	5 - <10	
FINAL VALUE		£198

CAVAT T6

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Phillip Handley

CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	21.00	
Unit Value Factor	18.44	
Basic Value		£6,386.89
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£9,580.33
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£2,395.08
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	60	
Structural Value		£1,437.05
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£1,437.05
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,293.35
<u>Step 7: Full Value</u>		
Life Expectancy Factor	5 - <10	
FINAL VALUE		£388

CAVAT T7

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	22.00	
Unit Value Factor	18.44	
Basic Value		£7,009.65
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£10,514.47
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£2,628.62
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	60	
Structural Value		£1,577.17
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£1,577.17
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,419.45
<u>Step 7: Full Value</u>		
Life Expectancy Factor	>80	
FINAL VALUE		£1,419

CAVAT T8

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	20.00	
Unit Value Factor	18.44	
Basic Value		£5,793.10
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£8,689.65
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£2,172.41
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	60	
Structural Value		£1,303.45
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£1,303.45
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,173.10
<u>Step 7: Full Value</u>		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£1,114

CAVAT T9

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	80	
Structural Value		£3,406.34
Step 5: Functional Crown Value part 2		
Functional Crown Factor	70	
Functional Crown Value		£2,384.44
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,145.99
Step 7: Full Value		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£2,039

CAVAT T10

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	80	
Structural Value		£3,406.34
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£3,406.34
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£3,065.71
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£3,066

CAVAT T11

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,257.93
Step 4: Functional Crown Value part 1		
Structural Factor	40	
Structural Value		£1,703.17
Step 5: Functional Crown Value part 2		
Functional Crown Factor	80	
Functional Crown Value		£1,362.54
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,226.28
Step 7: Full Value		
Life Expectancy Factor	<5	
FINAL VALUE		£123

CAVAT T13

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	28.00	
Unit Value Factor	18.44	
Basic Value		£11,354.47
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£17,031.70
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£4,257.93
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	60	
Structural Value		£2,554.76
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£2,554.76
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,299.28
<u>Step 7: Full Value</u>		
Life Expectancy Factor	>80	
FINAL VALUE		£2,299

CAVAT T14

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	60.00	
Unit Value Factor	18.44	
Basic Value		£52,137.87
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£78,206.81
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£19,551.70
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	80	
Structural Value		£15,641.36
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£15,641.36
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£14,077.23
<u>Step 7: Full Value</u>		
Life Expectancy Factor	>80	
FINAL VALUE		£14,077

CAVAT T16

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	23.00	
Unit Value Factor	18.44	
Basic Value		£7,661.37
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£11,492.06
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£2,873.01
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	70	
Structural Value		£2,011.11
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£2,011.11
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£1,810.00
<u>Step 7: Full Value</u>		
Life Expectancy Factor	>80	
FINAL VALUE		£1,810

CAVAT T17

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	30.00	
Unit Value Factor	18.44	
Basic Value		£13,034.47
Step 2: CTI Value		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£19,551.70
Step 3: Location Value		
Location Factor	25	
Location Value		£4,887.93
Step 4: Functional Crown Value part 1		
Structural Factor	60	
Structural Value		£2,932.76
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£2,932.76
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£2,639.48
Step 7: Full Value		
Life Expectancy Factor	>80	
FINAL VALUE		£2,639

CAVAT T19

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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Created by Alexandra Sleet and Phillip Handley

CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	35.00	
Unit Value Factor	18.44	
Basic Value		£17,741.36
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£26,612.04
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£6,653.01
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	70	
Structural Value		£4,657.11
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£4,657.11
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£4,191.40
<u>Step 7: Full Value</u>		
Life Expectancy Factor	>80	
FINAL VALUE		£4,191

CAVAT T20

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

Only enter data in the pale-green boxes

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CAVAT	Quantities you measure / look up	Calculated Values
<u>Step 1: Basic Value</u>		
Measured Trunk Diameter	18.00	
Unit Value Factor	18.44	
Basic Value		£4,692.41
<u>Step 2: CTI Value</u>		
Community Tree Index (CTI) Factor	150	
Community Tree Index (CTI) Value		£7,038.61
<u>Step 3: Location Value</u>		
Location Factor	25	
Location Value		£1,759.65
<u>Step 4: Functional Crown Value part 1</u>		
Structural Factor	60	
Structural Value		£1,055.79
<u>Step 5: Functional Crown Value part 2</u>		
Functional Crown Factor	100	
Functional Crown Value		£1,055.79
<u>Step 6: Amenity Value</u>		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value	90	£950.21
<u>Step 7: Full Value</u>		
Life Expectancy Factor	20 - <40	
FINAL VALUE		£760