

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:	Henthorn Road, Clitheroe, Lancashire						
Client:	Bowsall Limited						

Surveyor:	Phill Harris and Adam Taylor
Assessment Date:	9 June 2012
Job Reference:	BTC338

Page: 1 of 4

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Ash	12.5	1x430 1x230 (ts)	N 6 E 6 S 7.5 W 7.5	0.5-SE 3	EM	M	1.5m long partially occluded cavity up western side of stem with evidently non-progressive decay within. 200mm diameter primary branch arises from south side of stem at a height of approximately 0.2m with curvature.	Prune to remove primary branch with curvature that extends from lower stem.	20+	B2	108	5.85
T2	Ash	10	280	N 5 E 0 S 3 W 6.5	2-W 3	SM	M	Highly biased crown to west due to suppression by neighbouring tree T1.		10+	C1	35	3.36
T3	Ash	10.5	340	N 4 E 4 S 4 W 4	4.5-N 5	SM	M	Crown showing signs of a minor reduction in vitality.		20+	B1/2	52	4.08
T4	Ash	9	1x290 1x250 (ts)	N 4 E 5 S 2.5 W 2.5	0.3-SE 3.5	SM	P	- Crown showing signs of a significant and evidently progressive reduction in vitality. - In decline with relatively short projected remaining safe life expectancy. - Unsuitable for retention in context of development.	Remove in context of site development.	<10	U	66	4.59
T5	Sycamore	11	550	N 6 E 6 S 6 W 6	4-N 3	EM	M	- Very dense ivy up stem and into branches. - Crown showing signs of a minor reduction in vitality with moderately small leaves and slightly sparse foliage cover.	Sever ivy.	20+	B1/2	137	6.6
T6	Oak	16	770	N 7 E 7 S 7 W 6	5-SW 2	M	M	- Small cavity to south side of stem base. - Minor stem lean to north-east.		40+	B1/2	268	9.24

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:	Henthorn Road, Clitheroe, Lancashire						
Client:	Bowsall Limited						

Surveyor:	Phill Harris and Adam Taylor
Assessment Date:	9 June 2012
Job Reference:	BTC338

Page: 2 of 4

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T7	Oak	13	690	N E S W	6 6 6 6	4-NW 2	M	M	▪ Wound to stem at a height of approximately 6m with decay evidently setting in.	▪	40+	B1/2	215	8.28
T8	Ash	17	670	N E S W	9 6 6 6	3-NW 2	M	M	▪ No visible structural defects.	▪	40+	B1/2	B1/2	8.04
T9	Ash	18	750	N E S W	10 8 8 8	4.5-SW 2	M	M	▪ Stem trifurcates into primary branches at a height of approximately 7m.	▪	40+	B1/2	B1/2	9
T10	Ash	16	1000	N E S W	7 7 7 7	5-S 2	M	M	▪ No visible structural defects.	▪	20+	B1/2	452	12
T11	Ash	20	700	N E S W	10 10 10 10	6-SW 4	M	M	▪ No visible structural defects.	▪	40+	B1/2	222	8.4
T12	Ash	20	950	N E S W	11 9 8 5	4-NW 2	M	M	▪ No visible structural defects.	▪	20+	B1/2	408	11.4
T13	Ash	18	650	N E S W	7 5 4 5	6-S 2	M	M	▪ Split to stem at a height of approximately 9m, which is evidently occluding over but will have resulted in a weak point. ▪ Slightly suppressed growth.	▪	10+	C1	191	7.8
T14	Ash	20	870	N E S W	10 7 8 5	4-S 1.5	M	M	▪ No visible structural defects.	▪	40+	B1/2	342	10.44
T15	Ash	19	690	N E S W	4 7 6 4	5-SW 1	M	M/P	▪ Poor branch union at first fork. ▪ Suppressed growth with poor overall form.	▪	10+	C1	215	8.28

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:	Henthorn Road, Clitheroe, Lancashire						
Client:	Bowsall Limited						

Surveyor:	Phill Harris and Adam Taylor
Assessment Date:	9 June 2012
Job Reference:	BTC338

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T16	Ash	19	480	N E S W	13 2 4 5	6-N 8	EM	M/P	▪ Supressed growth with poor overall form.	▪	10+	C1	104	5.76
T17	Ash	20	900	N E S W	13 10 8 5	4-N 1	M	M	▪ Several moderate sized branches have evidently previously failed leaving stubs.	▪ Carry out remedial pruning works to clean up stubs.	20+	B1/2	366	10.8
T18	Ash	19	820	N E S W	10 8 7 4	4-N 1.5	M	M	▪ Ivy to stem.	▪ Sever ivy.	20+	B1/2	304	9.84
T19	Ash	18	700	N E S W	9 9 5 5	5-E 1	M	M	▪ Minor crown die back. ▪ Ivy covers possible defects. ▪ Small basal cavity to north side of stem with evidently non-progressive decay within.	▪	20+	B1/2	222	8.4
T20	Ash	19	620	N E S W	12 9 5 5	4-N 2	EM	M/P	▪ Small basal cavity to north side of stem. ▪ Moderately biased crown and stem lean to north-east	▪	10+	C1	174	7.44
T21	Ash	16	750	N E S W	7 7 7 7	5-S 1	M	M/P	▪ <i>Ganoderma</i> sp. white-rot causing fungal fruiting body at stem base.	▪	10+	C1	254	9
T22	Ash	12	310	N E S W	7 6 6 6	3-N 3	SM	M	▪ No visible structural defects. ▪ Standing within category 'C' hedge.	▪	40+	B1/2	43	3.72
T23	Ash	13	350	N E S W	7 7 7 7	3-N 2	SM	M	▪ No visible structural defects. ▪ Standing within category 'C' hedge.	▪	40+	B1/2	55	4.2
T24	Ash	13	360	N E S W	7 5 7 7	3-W 2	SM	M	▪ No visible structural defects. ▪ Standing within category 'C' hedge.	▪	40+	B1/2	59	4.32

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:	Henthorn Road, Clitheroe, Lancashire						
Client:	Bowsall Limited						

Surveyor:	Phill Harris and Adam Taylor
Assessment Date:	9 June 2012
Job Reference:	BTC338

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G1	Ash, Hazel, Blackthorn	≤ 12	≤ 350	N ≤ 8 E ≤ 3 S ≤ 5 W ≤ 3	≥ 1-N ≥ 0	Y-SM	M-G	- Closely spaced group. - Forms a screen between site and properties.	▪	40+	B1/2	≤ 55	≤ 4.2
G2	2no. Ash	≤ 14	≤ 1x220 1x230 1x200	N ≤ 6 E ≤ 3 S ≤ 6 W ≤ 6	≥ 1-N ≥ 2	SM	M	- Closely spaced group. - Poor union multi stemmed trees. - Limited longevity and amenity value.	▪	10+	C1/2	≤ 64	≤ 4.51
H1	Hawthorn, Hazel, Blackthorn, etc.	≤ 1.5	≤ 150	≤ 3 wide	N/A	M	G	- Maintained hedgerow along road frontage. - Mainly Hawthorn.	▪	20+	C1/2	N/A	1.8
H2	Hawthorn, Ash, Blackthorn, Elm, etc.	≤ 8.5	≤ 250	≤ 8 wide	N/A	PM	P-G	- Length of overgrown hedgerow with large spaces. - Mainly Hawthorn with several young Ash, Elm, etc. - Many Hawthorn are post-mature and in poor physiological condition.	▪	<10	U	N/A	3
H3	Hawthorn, Ash, Blackthorn, Hazel, Elm, etc.	≤ 7	≤ 250	≤ 8 wide	N/A	SM	G	- Overgrown hedgerow along southern boundary with number of small to large spaces. - Mainly Hawthorn and Blackthorn with smaller percentage of other species.	▪	20+	C1/2	N/A	3
H4	Hawthorn, Blackthorn, Hazel, Elder.	≤ 7	≤ 250	≤ 8 wide	N/A	M	P-G	Overgrown hedgerow.	▪	20+	C1/2	N/A	3
H5	Hawthorn, Ash	≤ 7	≤ 250	≤ 8 wide	N/A	M	P-G	Overgrown hedgerow.	▪	20+	C1/2	N/A	3
H6	Hawthorn	≤ 7	≤ 250	≤ 7 wide	N/A	M	P-G	Overgrown hedgerow with spaces between plants.	▪	20+	C1/2	N/A	3

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

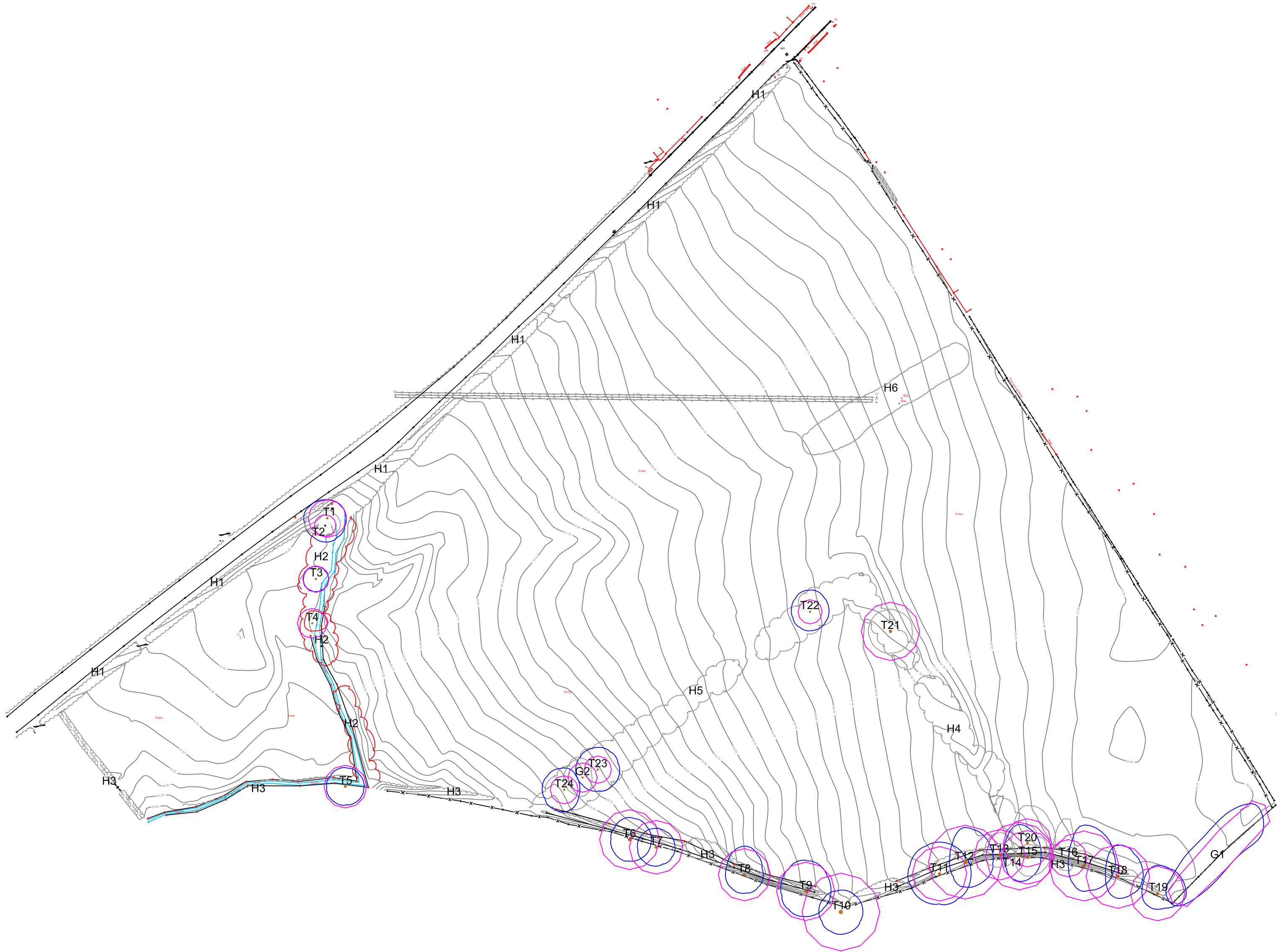
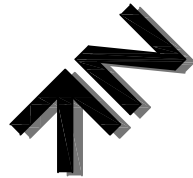
Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer must be sought with regard to appropriate foundation depths for new buildings, with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

Copyright & Non-Disclosure Notice: The content and layout of this report are subject to copyright owned by Bowland Tree Consultancy Ltd, save to the extent that copyright has been legally assigned to us by another party or is used by Bowland Tree Consultancy Ltd under license. This report may not be copied or used without our prior written agreement for any purpose other than those indicated.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees
H = Surveyed Hedge

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Trees to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Trees Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of surveyed trees T7, T10, T15 and T21 to T24 and group G2 were plotted by the surveyor onto the topographical survey plan provided by the client, using a combination of GPS and triangulation from existing site features where possible and estimation where not. The plotted stem locations cannot therefore be considered to be exact, and this should be taken into consideration when planning for tree retention within the context of the design proposal

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see below

CONFIDENTIAL
Not to be Disclosed to LPA in Current Form

Project:
HENTHORN ROAD
CLITHEROE
LANCASHIRE
BB7

Client:
BOWSALL LTD

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposal to Develop Site for Residential Usage

Scale: 1:1000@A2
Date: June 2012
Drawn by: PH
Checked by: PH



e: info@bowlandtreeconsultancy.co.uk
t: 01200 441117

Ref: BTC338-TCP

Rev: