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**The Sanctuary, Langho
TREE SURVEY REPORT**

Dated: January 2013

**Report to be read in conjunction with
TPM Tree Survey Drawing 1680.01**

tpmlandscape
chartered landscape architects



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1.0 Introduction

1.1 Background

The trees were assessed by a qualified arboricultural consultant Georgina Tearne. The trees were surveyed in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, to provide a detailed understanding of the condition of the existing trees on site.

1.2 Site Description

The site is located off Dewhurst Road on the outskirts of the village of Langho, north of Blackburn. It comprises of a large inner brick building known as the Langho Centre to the north of Dewhurst Road with associated parking located on the opposite side of the road (to the south). The grounds comprise mainly lawn areas with large mature trees around the site boundaries which also run either side of footpath leading up to the Langho Centre, around the car parking area.

1.3 Tree Preservation Orders

It was confirmed by Ribble Valley Council that all of the trees surveyed and all of the trees in the wider area are protected by a Tree Preservation Order; Langho Colony 1990, a copy of which has been included in the Appendix at the back of the report.

1.4 Development Proposals

The proposals look to extend the building and provide additional storage and utility facilities, provide a drop off area, extend the existing car park and provide additional disabled parking close to the main building. As these would be isolated works within the main site we have just looked at the trees immediately adjacent to the proposed construction areas. Any trees outside of this area would be unaffected by the works, however all trees on site would be included in the tree protection plan to ensure that they are not damaged by construction traffic.

2.0 Methodology

Site visit

A site visit was carried out in January 2013, the day was clear although snow had fallen the previous day which reduced visibility of the ground around the trees. The trees assessed by a qualified arboriculturalist in accordance with BS 5837: 2012

Survey

A topographical survey was available at the time of the survey and this was used as the base for the tree survey drawing which accurately located the existing trees in relation to existing features on site.

Survey Details

The following information was gathered for each tree;

Species, age class, estimated height, stem diameter at 1.5m above ground and individual crown spread. Vigour was assessed using leaf density and recent shoot extension.

Tree Condition

An assessment was made of the trees' condition visually from ground level. No climbed inspection or detailed investigation of decay was made, however this was not considered necessary as enough information was gained about the trees from a ground level inspection. If any faults or potential failings were identified on the trees these have been picked up in the tree survey notes. It should be noted that trees can change significantly over a relatively short period of time, and therefore trees should be monitored on a regular basis for sign of deterioration.

Recommendations for Tree Works

Any tree works that are proposed in the tree survey notes are to either reduce hazards or promote good future growth of the tree, and do not relate to specific works to accommodate the proposed application. All works should be carried out to BS 2998: 1989 British Standard Recommendations for Tree Work and should have written approval by Cheshire East prior to the works being carried out because all trees are protected within the conservation area.

Tree Retention Codes

The trees desirability for retention was assessed in accordance with BS 5837: 2012, and was assessed taking into account the trees age, vigour, amenity value (as a function of size, prominence, and attractiveness), life expectancy, replaceability and appropriateness in relation to the development proposals.

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Tree Protection

A tree Retention, Removals, Protection and Mitigation Plan has been produced to ensure that the trees that are to be retained are properly protected in accordance with BS5837:2012.

This drawing will help to illustrate the reasons for tree removals, proposed locations of a tree protection fence (taking into account existing surfaces and root protection zones), the specification of the fence and notes describing what works can and cannot be carried out in close proximity to the trees with advice on construction methods and surfacing around the trees.

3.0 References

- BS 3998 1989: British Standard Recommendations for Tree Work
- BS 5837 2012: Trees in relation to design, demolition and construction - Recommendations
- Arboricultural Association Guidance Notes No 7 – Tree Surveys: A Guide to Good Practice
- ETR 2000: Tree Preservation Orders: A Guide to the Law and Good Practice
- Arboricultural Advisory and Information Service Practice Note APN 1
- Driveways Close to Trees'

For assessment criteria please refer to the tables after section 4.0 (in front of the survey schedule)

4.0 Analysis

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4.1 Tree Survey Schedule Analysis

Below is a summary of the tree survey, for more detailed information please refer to the schedule in section 5.0 and the tree survey drawing 1680.01 for tree locations;

- The trees around the site are all generally B category mature trees and comprise of Horse Chestnut, Hornbeam, Lime and Oak.
- All of the trees are protected by a TPO.
- T1-T14 are located to the west of the main building and form the end of a larger group of trees which continue north along the eastern boundary. They comprise 3 x Horse Chestnut and 1 x Lime. They have been categorised as B trees apart from one of the Horse Chestnuts which have been graded as a C category tree as it is showing signs of Canker and have a one sided canopy. **These trees form part of W3 in the TPO**
- T5 is a Horse Chestnut located at the start of the avenue of Hornbeams which run the length of the footpath. This tree is in poor condition showing signs of die back and decay and has been categorised as a grade U tree. We would recommend that this tree is felled for health and safety reasons regardless of any development proposals. **This tree form part of G4 in the TPO**
- T6-T7 are two grade B Hornbeams which are the first two trees of a long avenue which stretch along the length of the footpath. They are both mature trees in a fair condition. **These trees form part of G4 in the TPO**
- T8-T11 are all Hornbeams and a continuation of the avenue of trees along the footpath. They are the same as T6-T7 and are mature trees in a fair condition, categorised as grade B. **These trees form part of G5 in the TPO**
- Trees T12-T14 are located to the east of the proposed car park extension and include 2 x Oaks and 1 x Lime.
- T12 is a large mature Oak which has a good shape and form and been categorised as a grade A tree.
- T13 is an Oak but has a more squat form and showing signs of significant die back therefore only categorised as a grade C tree, it is recommend that the deadwood is removed and this tee monitored for further signs of failure.
- T14 is a mature Lime tree which has a reasonable shape and form. It is in good condition and categorised as a grade B tree.

Cascade chart for tree quality assessment

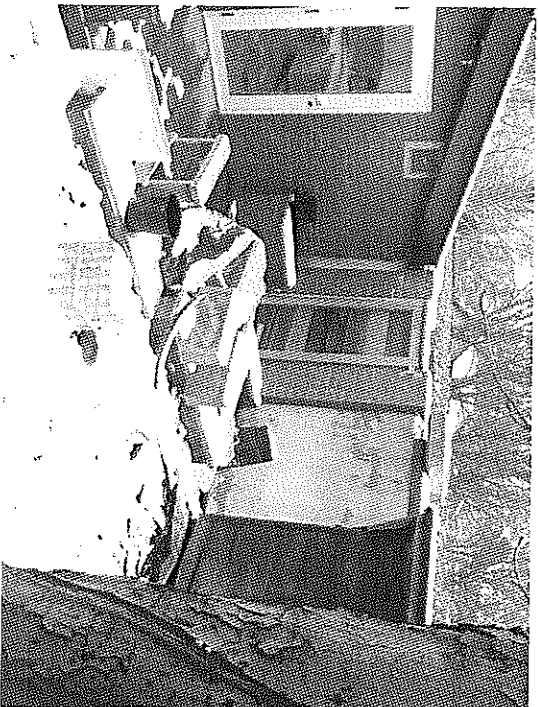
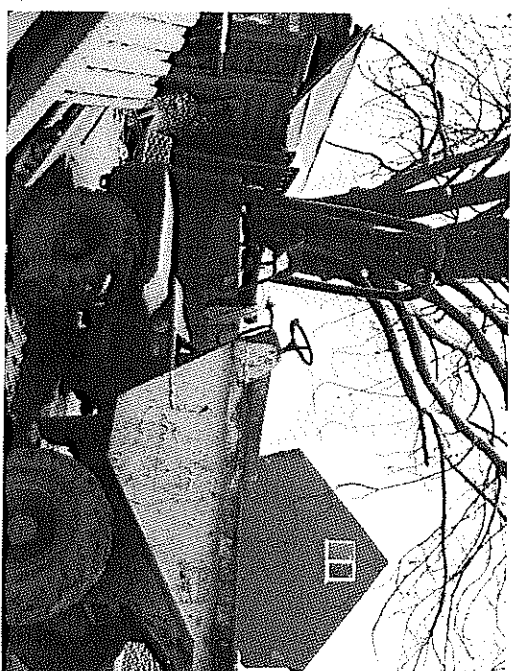
Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)				
Category U	Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have 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		
Trees to be considered for retention				
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 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)
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	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
		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

TREE QUALITY ASSESSMENT – Assessment criteria in accordance with BS 5837:2012

Tree	Number refers to tree No on survey drawing		Retention Value
T	Trees		Recommendation of tree retention with regard to both amenity and health. A general overview of the tree's retention value
G	Groups of trees		
H	Hedges		
Species	Common name		A Category Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, of particular visual importance and or of significant conservation or other value.
Age	V	Veteran	
	OM	Over mature	
	M	Mature 60 years plus	B Category Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees might have been category A but down graded because of impaired condition, trees within a group as such attracting a higher collective rating and or trees with material conservation or other value
	MA	Middle age 20-60 years	
	Y	Young 0-20 years	
Height	Height of tree given in metres		C Category Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem dia <150mm; unremarkable trees of limited merit or impaired condition, trees offering low or only temporary landscape benefits or poorer trees within a group, trees of no material conservation.
Girth	Diameter (mm) of trunk @ 1.5m above ground MS refers to multi stemmed tree		
Amenity Value	General appearance of tree		
	H	High	U Category Trees in such a condition they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years; trees which have a serious defect and expected to collapse, trees that are dead or showing signs of overall decline, trees infected with pathogens of significant health or safety concern to other trees nearby.
	M	Moderate	
	L	Low	
Health Condition	General health of tree		
	VG	Very good	
	G	Good	
	F	Fair	
	P	Poor	
	D	Dead/ Dangerous	

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6.0 Photographs



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APPENDIX 1

1680.01 Tree Survey Drawing

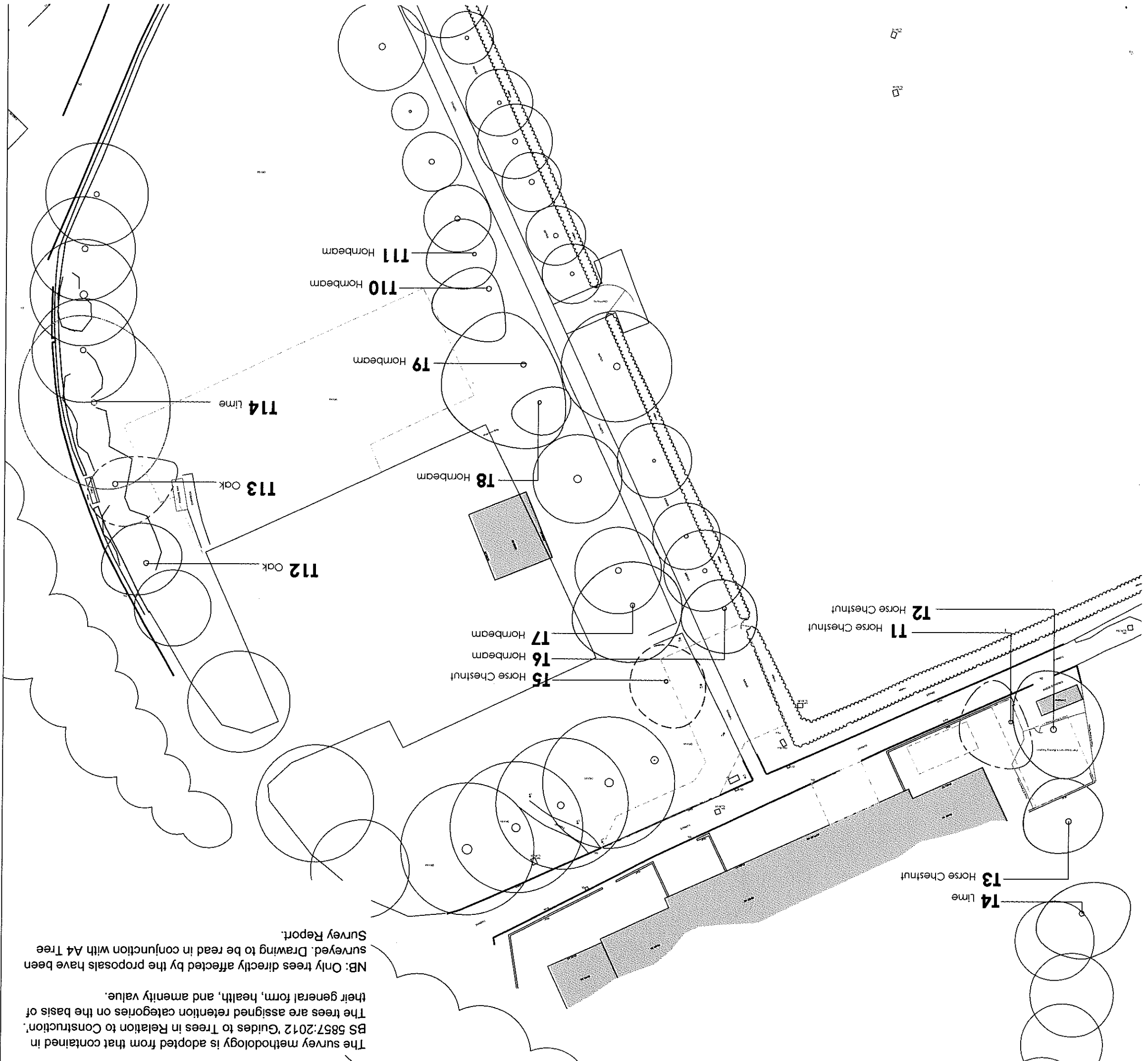
APPENDIX 2

Copy of the Tree Preservation Order Langho Colony 1990

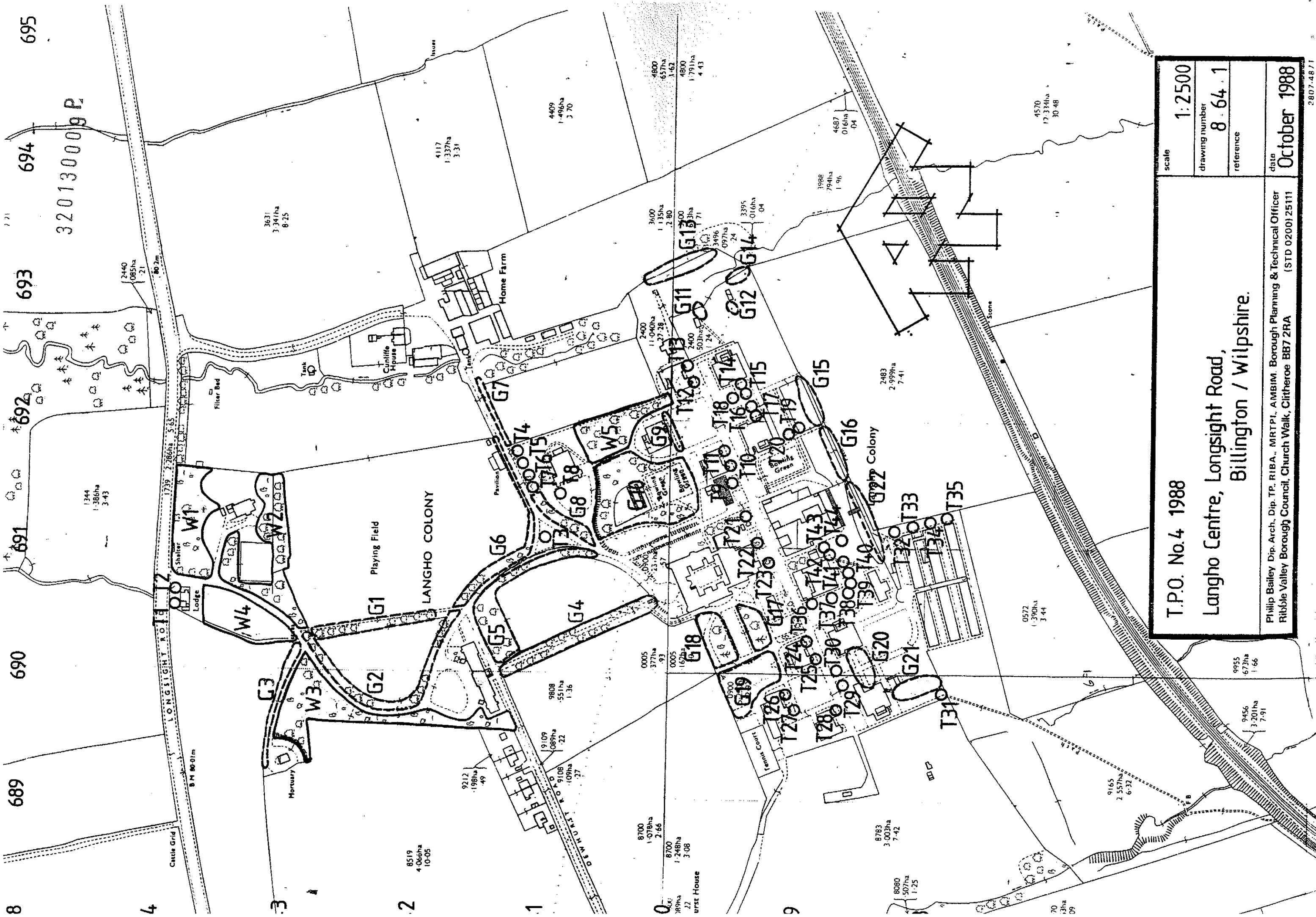
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- Retention Category A: Trees whose retention is most desirable. Vigorous healthy tree of good form, free from obvious faults and of significant amenity value
- Retention Category B: Trees whose retention is desirable. Trees which are in a moderate to good condition although some minor faults may require correction by surgery.
- Retention Category C: Trees whose condition is moderate to poor and usually require a significant amount of tree surgery or be located in an area not readily accessible to the public.
- Retention Category U: Trees & shrubs which are dead dying or dangerous. Trees which are so damaged and diseased as to be incapable of further satisfactory development. Trees in this category should be removed.
- Trees not assessed as they fall outside of the developments proposals.
- Indicates the extent of the proposed construction works

The survey methodology is adopted from that contained in BS 5857:2012 'Guides to Trees in Relation to Construction'. The trees are assigned retention categories on the basis of their general form, health, and amenity value.
NB: Only trees directly affected by the proposals have been surveyed. Drawing to be read in conjunction with A4 Tree Survey Report.



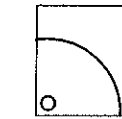
No on Map	Description	Situation	No on Map	Description	Situation
T1	Sycamore	6105 3438	T27	Chestnut	6892 3390
T2	Sycamore	6906 3438	T28	Chestnut	6897 3387
T3	Oak	6910 3409	T29	Hornbeam	6899 3386
T4	Sycamore	6917 3412	T30	Hornbeam	6900 3387
T5	Sycamore	696 3411	T31	Silver Birch	6898 3379
T6	Sycamore	6915 3411	T32	Chestnut	6911 3382
T7	Sycamore	6914 3410	T33	Chestnut	6912 3381
T8	Copper Beech	6914 3408	T34	Chestnut	6912 3379
T9	Cupressus	6915 3395	T35	Chestnut	6912 3378
T10	Chestnut	6916 3395	T36	Oak	6905 3388
T11	Chestnut	6917 3396	T37	Beech	6906 3387
T12	Chestnut	6923 3398	T38	Copper Beech	6906 3387
T13	Chestnut	6924 3398	T39	Copper Beech	6901 3386
T14	Silver Birch	6923 3394	T40	Copper Beech	6908 3386
T15	Silver Birch	6922 3394	T41	Lime	6909 3386
T16	Silver Birch	6921 3393	T42	Lime	6909 3387
T17	Lime	6920 3393	T43	Copper Beech	6910 3388
T18	Silver Birch	6922 3395	T44	Lime	6910 3386
T19	Oak	6929 3390			
T20	Cedar	6929 3390			
T21	Lime	6912 3394			
T22	Chestnut	6910 3393			
T23	Chestnut	6909 3392			
T24	Chestnut	6892 3389			
T25	Chestnut	6891 3388			
T26	Chestnut	6898 5390			



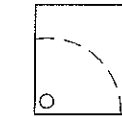
T.P.O. No.4 1988		scale	1:2500
Langho Centre, Longsight Road, Billington / Wiltshire.		drawing number	8.64.1
		reference	
Philip Bailey Dip. Arch, Dip. TP., RIBA., MRTPI., AMBIM. Borough Planning & Technical Officer Ribble Valley Borough Council, Church Walk, Clitheroe BB7 2RA (STD 0200) 25111		date	October 1988

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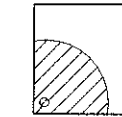
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Trees to be retained. Please refer to TPM Tree Survey report and drawing 1680 01 for further information.



Trees to be removed. Please refer to TPM Tree Survey report and drawing 1680 01 for further information.



Root protection area.



Tree protective fencing. Please refer to figure one.



Area of no-dig construction: Permeable block paving. Please refer to figure two detail.

The survey methodology is adopted from that contained in BS 5857:2012 'Guides to Trees in Relation to Construction'. The trees are assigned retention categories on the basis of their general form, health, and amenity value.

NB To be read in conjunction with A4 Tree Survey Report.

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Client

The Sanctuary of Healing

Project

The Sanctuary of Healing,
Langho

Description

Tree Retention, Removal,
Protection and Mitigation

Status

For information

Scale Drawn Date

1:500@A3 VT Jan 23

Job number Drawing number Revision

1680 02 -

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Tree protection is not indicated here as existing levels, outbuildings and materials restrict proposed works. All foundations to be post (not strip) and excavations carried out by hand.

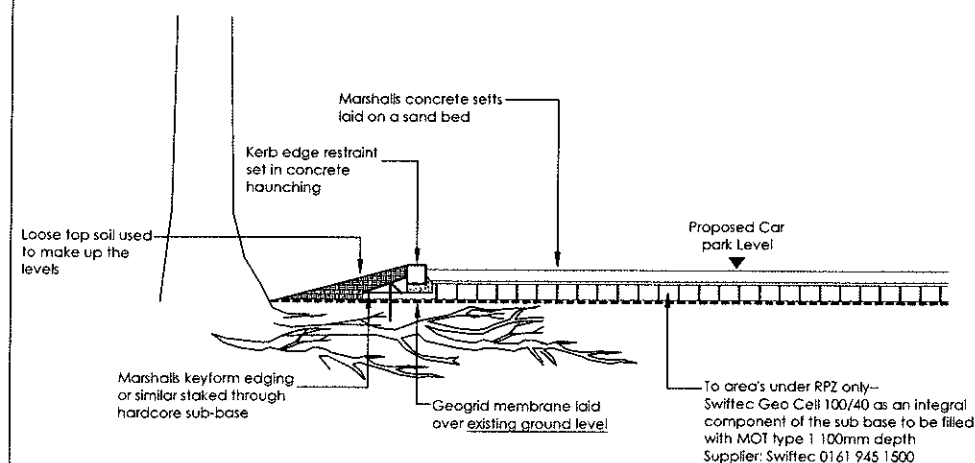
Figure 1

Figure 2. Permeable Block Pave
No dig construction detail.

Figure 2. Permeable Block Pave
No dig construction detail.

Permeable Block Pave NO DIG construction detail

Figure 2



Scale 1:50

