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ARBORICULTURAL DEVELOPMENT REPORT

TREES LOCATED AT OLD RD CHATBURN, CLITHEROE

FOR

Mr R JACKSON (via GARY HEORTY ASSOCIATES)

June 2014

**TREE CHECK LTD
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CLIENT: Mr R Jackson (via Gary Heorty Associates)

SITE: Old Rd Chatburn, Clitheroe

SUMMARY

The report concentrates on the Hedge and Tree retention and care issues arising from proposals to develop residential housing on land off Chatburn Old Road, Chatburn. The standards of assessment on trees in relation ship to development has changed since 2010 and this is reflected in the format of the report

The trees on site were initially surveyed in September 2010 and the report used as part of the planning proposals at that time. The site layout now under consideration has required a complete review of the trees and the existing hedgeline along Old Rd.

The Report should be read in conjunction with the attached Tree Survey and Constraints Plan which identifies those trees to be removed and retained. The Tree Survey has been completed in the context of BS 5837 (2012) Trees in Relation to Design, Demolition and Construction. The tree schedule comments on tree quality via the BS rating system and the report identifies in conjunction with the proposed plans where tree loss and retention is proposed.

The report identifies where required, the ways that retained trees can be protected during the construction process and will indicate the method statements required to cover tree protection work during the build phase. If required these more detailed guides will be prepared later for use by the contractor and as a condition of the Planning Permission.

The trees surveyed meet the size requirements for consideration and have been graded A, B, C and U under the British standard rating refered to in BS 5837 (2012).

REPORT REMIT AND SUPPLIED DATA.

The purpose of the survey was to report on the implications for continued existing tree growth bearing in mind the proposed building developments on site and to report on the impact of the proposed development on the treescape. All tree locations have been plotted on a topographical plan provided by the client. We are not aware if the trees have been covered by any Protection Legislation.

The Survey and report should be seen within the context of the wider planning process. Other specialisms including highways advice and ecological data may also inform a final constraints plan.

Subject to the clients and Planning Authorities requirements this may involve the Consulting Arborist beyond the planning permission stage to the build and Tree protection process. The attached appendix (Fig 1. The Design and Construction process and tree care) shows the likely points of involvement especially where further method statements or site contractor supervision work is conditioned.

THE SURVEYOR

I am Ken Linford, a consulting arborist, trained in Quantified Tree Risk Assessment, application of BS 5837 (2012) and Tree Defect identification. I have experience as a tree care contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 15 years. My CPD record is open to inspection if required. I am covered by PI insurance by Hiscox Insurance Brokers to the level of £2,000,000.

TREE SURVEY CONDITIONS

A site visits were carried in 2010 and again in June 2014

Conditions in 2014 were dry and clear. The trees were in full leaf. The trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests and a fine drill were used where required to determine trunk integrity and the extent of any decay.

THE TREE SURVEY.

1. The attached schedule lists and rates the trees. We are not aware if any further tree protection measures beyond that already known have been enacted by the Local Authority.
2. The site area of 2.35 hectares is bordered by Bold Venture Quarry to the West, Chatburn Old Road to the North and residential housing to the South and East at Crowtrees Brow.. The past history of the site suggests that the eastern half of the ground has been a surface worked quarry. A quarry top is evident and undulating spoil piles dominate the lower ground to the East nearer the village. Young and early mature trees have grown in the spoil. Hawthorn predominates with young Ash as the next most prolific species
3. The tag numbered trees are the more mature and significant examples located within the site and on the Chatburn Old Road boundary.
4. The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

ARBORICULTURAL FEATURES AND COMMENTS.

1. The attached schedule lists the trees located in proximity to the proposed development. The significant trees have been tag marked on site and these numbers are cross referred to the schedule and plan. Whips and shrubs are not commented upon except where they form a significant screening group.
2. The dominant species on the site are self seeded hawthorn with an average height of 4-6m. These trees are mature in height and offer little in terms of amenity value if retained within a development. There is also a scatter of early mature and mature ash together with a number of mature ash, lime, elm, beech and field maple some of which make a significant contribution to the landscape and would soften and enhance a residential development.

TREE CONSTRAINTS PLAN AND SCHEDULE

As attached.

REMOVAL AND RETENTION PROPOSALS AND COMPENSATORY PLANTING

- The hedge line running from the ash T18 east to the start of a wall line and acting as the Old Road boundary has been assessed as a screening group with the species number and girth diameters listed to inform the current state of the hedge and the prospect for management in the future

SPECIES	Total No.	Laid meterage	Coppice regrowth	Dia <50mm	Dia 50-100mm	Dia 100-150mm	Dia 150-300mm	Dia >300mm
Elm	14				2	8	3	1
Hawthorn	35	4m		20	8	3		
Field Maple	1				12			1
Ash	28			4		7	2	3
Hazel	1		1		8		3	
Holly	19		1	3	1	4	2	
Sycamore	12					9		
	110							

- The hedge is 100m long and is probably over 150 years old given the species spread. The hawthorn in the hedge was laid 30-50 years ago but has become suppressed by the other species especially sycamore, elm, ash and holly which now dominate.
- The overall height of the ash and sycamore is 7-10m. If left the trees in the hedge line and on the other side of Old Road will dominate the access road and darken both the road and the proposed gardens beyond
- The ash and elm species have a limited predictable future life cycle because of the effects of elm bark beetle and the potential effect of Chalara Fraxinea (Ash dieback)
- Discussion with a hedge laying contractor suggests that laying of most of the trees will be possible and once more light has been made available infill planting of other native hedge species will bring the hedgeline back to a maintainable state within 7 years
- Given this treatment we would propose a linear root protection zone for the hedge of 3m. Services within Chatburn Old Road road up to the point where they will divert into the site will need to take account of the need for protection of the hedge root range.
- Hedge laying will need to take place from November to March and incorporate compensatory planting to augment the existing hawthorn.
- The closest distance of the proposed properties to the hedge will be 6m. The proposed laid hedge once regrown will need to be maintained at 2-4m to suit the owners. Allowing selected single trees to grow on is optional but would darken gardens given the woodland already existing on the eastern side of Chatburn Old Rd.



Current condition of the Chatburn Old Rd hedgeline

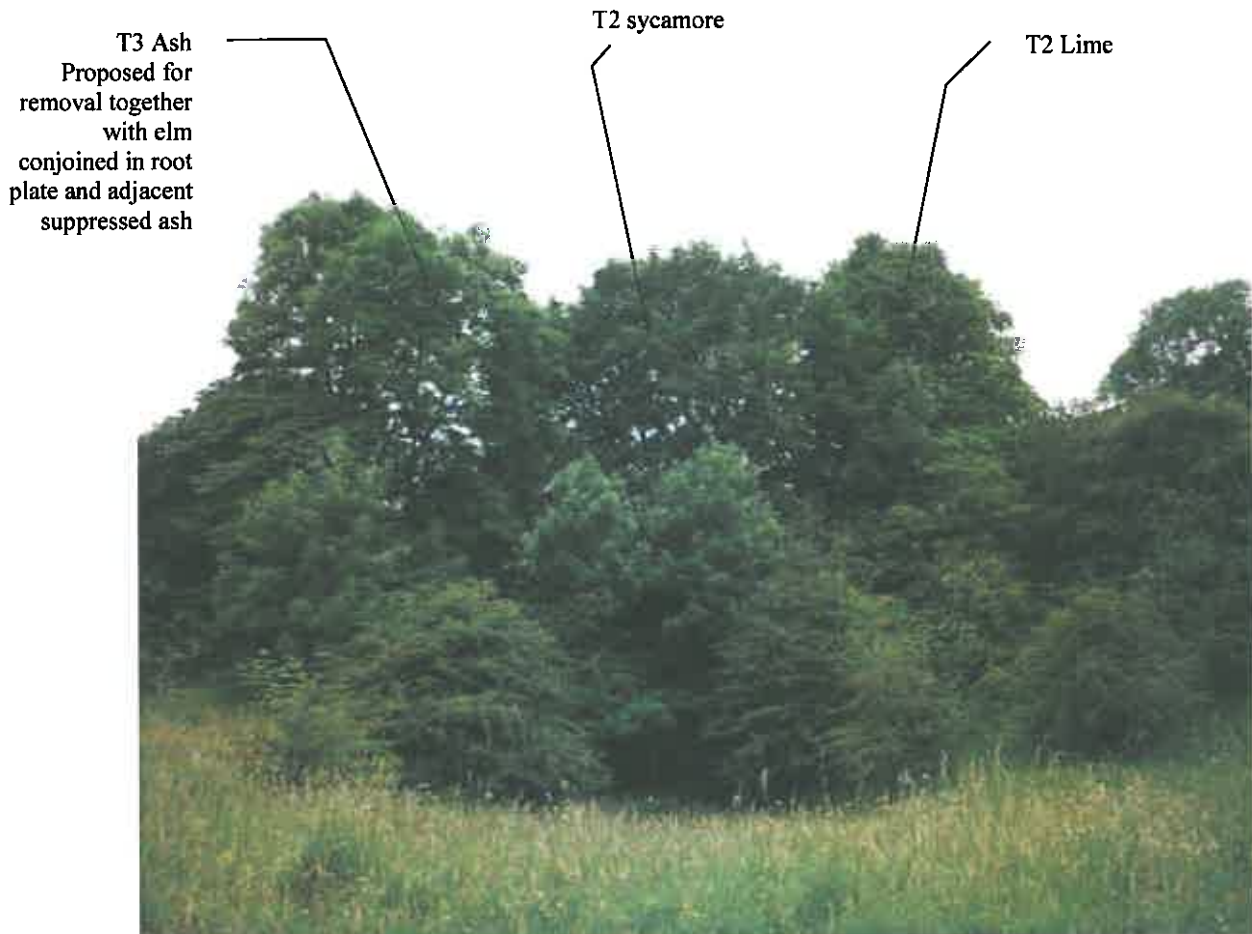
2. A very defined screening line of early mature trees are located behind the properties on Crowtrees Brow and on the southern slope of the site. This has been detailed on the topo plan and on the constraints plan as Tree Group A and form very useful visual screen between the Development and the properties on Crowtrees Brow.

SPECIES	Total No.	Average Height
Elm	1	5m
Hawthorn	22	4m
Ash	7	6m
Beech	1	7m
	31	

The photo shows the view of the trees in TG1 from the rear fenceline of the Crowtrees Brow Properties



3. The construction of the property on plot 6 will require the loss of an ash and a subsidiary elm and suppressed ash. While T3 has a high rating on the BS scale both T2 and T3 will remain as a significant canopy profile providing scale to Plot 7 to the north and the other properties in the foreground



SERVICES

We are advised that service lines into the site will be within the roadways or access from the east but will not cross Root protection areas or require tree removal.

TREE PROTECTION DURING CONSTRUCTION WORK

The builder will adhere to the following code of practice and a full Method Statement for Tree Protection can on request be prepared prior to contract commencement.

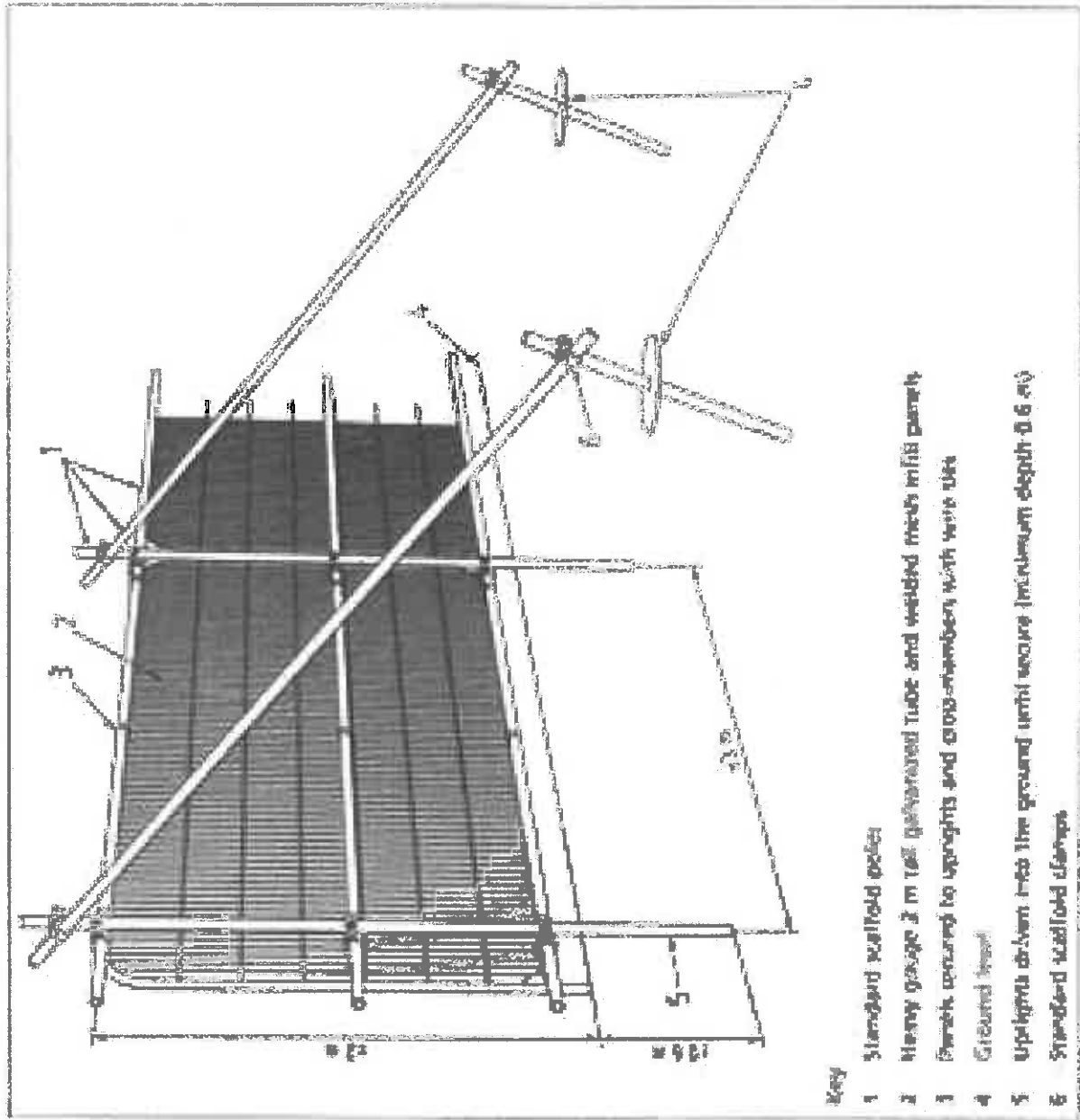
1. A plan will be prepared to indicate the location of the Root protection area and the location of protection in Hares fencing mounted on fixed scaffold posts to ensure that the protection area is not breached or used for material storage. This will meet with the requirements of BS 5837 (2012)
2. Arboricultural supervision of the Tree protection programme can be arranged if required by the LPA. A small building team well briefed on the protection requirements should be able to carry out the work without close supervision.
3. Full tree root zone protection fencing should be implemented after the initial tree works listed on the schedule and before any Profiling, cutting filling or groundwork and foundation work commence. This will include all retained trees and hedges and Tree Groups referred to on the schedule.
4. No storage of materials or mixing of concrete shall take place within the root protection areas or any runoff permitted into the protected root zone areas.
5. The tree protection fencing will remain in place until the construction work has been completed.

Ken Linford
Consulting Arborist

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Figure 2 Default specification for protective barrier



**TREE CONDITION REPORT
ON TREES LOCATED AT OLD ROAD, CHATBURN**

DATE: 21.6.14 WEATHER CONDITIONS: DRY AND CLEAR. INSPECTOR CODE: KL

Ref No	SPECIES	HGT	DBH (mm)	CANOPY SPREAD	CANOPY CLEARANCE metres	AGE CLASS	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	SULE	RPA Radius (m) and m ²	BS 5837 RATING 2012
1	Ash	15	350	5	6	M/EM	Good, exposed root plate, rooted into spill and rock	G	Remove to facilitate development	25	4.2 55m ²	B/C
2	Lime	18	3x275	5	3	M	Good, epicormic growth, triple stem, rooted into quarry top	G	Canopy lift to clear 4m	30	5.7 102m ²	B1
3	Sycamore	14	3x300 2x400	7	3	M	Good, multistem, rooted into quarry top and face	G	Canopy lift to clear 4m	30	9.2 270m ²	B1
4	Ash	15	350	5	3	M	Good, on top of quarry edge, twin stemmed. Rootplate conjoined with small elm and suppressing 12m ash with canopies conjoined.	G	Remove the tree group to facilitate plot 6 development	30	4.2 55m ²	B1
990	Ash	10	350	7e	3	M	Fair, leaning horizontally from Rock face	F	Retain within garden of Plot 6	20	4 50m ²	C2
5	Ash	14	500	7	4	M	Good, Set in a dell below the quarry top	G	Retain	30	6 113m ²	C2
6	Ash	14	400	5	3	M	Fair, cankered stem, growing into rock quarry top	G	Consider retention if development allows	30	4.8 72m ²	C2
7	Beech	23	1180	9	3	LM	Good, slight deadwood, past limb failure. Provides good screen for housing on boundary	G/F	Retain	30	13	A/B1
8	Lime	21	730	7	2	M	Good, epicormic growth	G	Crown clean, retain	30	9	A1
18	Ash	24	980	10		LM	Past branch failure, existing deadwood extending over LT cable Codominant stems at 3m, basal regrowth.	F	Remove deadwood and canopy reduce away from LT cable. Remove deadwood and deadwood stubs. Carry out aerial safety inspection.	10	12 452m ²	B/C1
19	Field maple	12	450	8	4	LM	Fair, leader die back, likely central decay. Retention would require pruning to balance limb to north	F	Fell or prune back to balance to facilitate plot 7 development	10	5.4 92m ²	CU
961	Field maple	12	350	5	4	M	Fair, ivy invested, located within hedge line	F/G	Retain as part of hedge line	15	4.2 55m ²	C2

CONSTRAINTS PLAN



Figure 1 The design and construction process and tree care

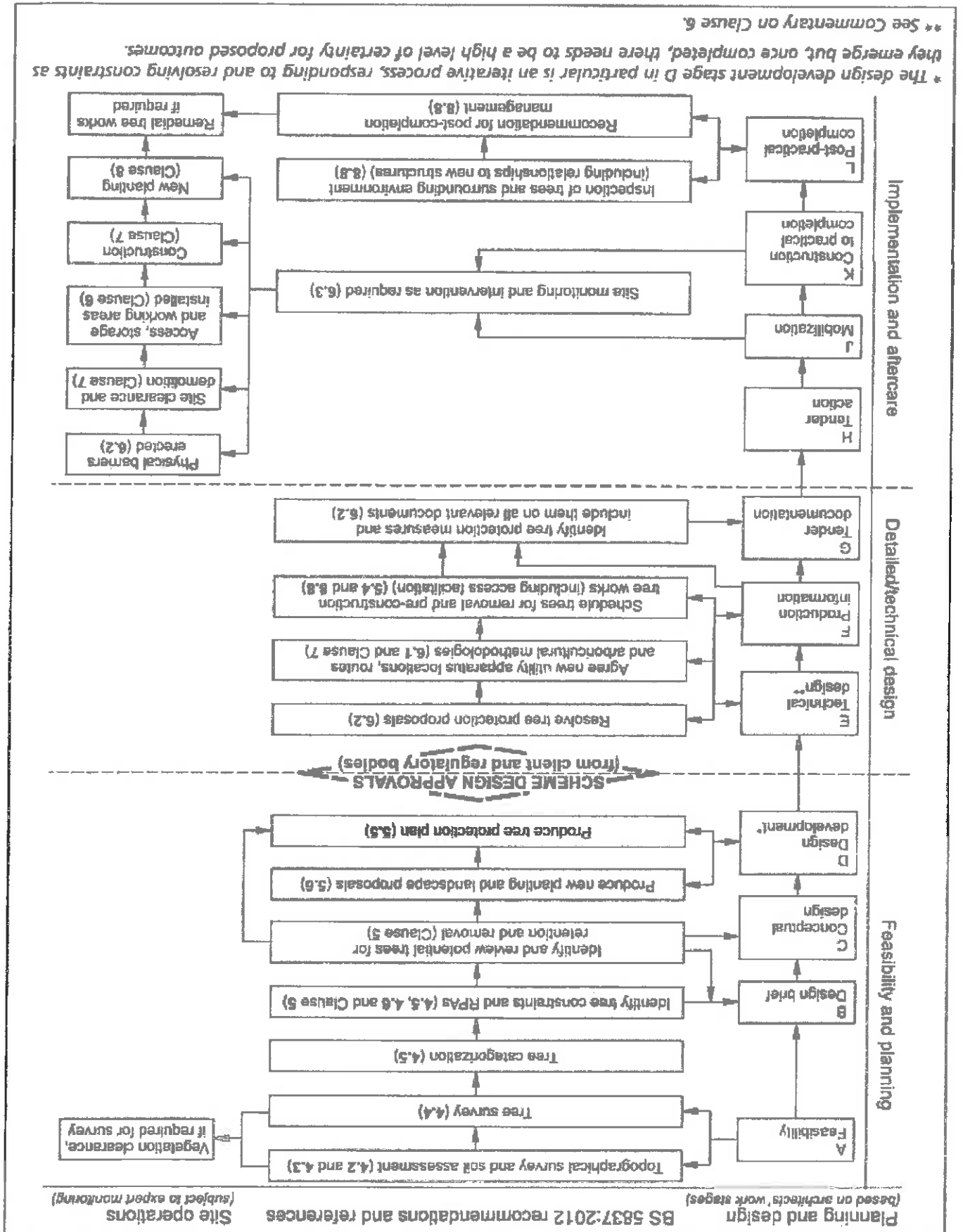


Table 1 Cascade chart for tree quality assessment

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	<ul style="list-style-type: none"> 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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
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
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
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 with material conservation or other cultural value
	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

PROPOSED DEVELOPMENT PRINT SHOWING TREES TO BE RETAINED AND REMOVED.

