

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

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## Arboricultural Impact Assessment

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Land off  
Hayhurst Road  
Whalley

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September 2014

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### Ascerta

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## Contents

	Page
Executive Summary	3
1.0 Introduction	4
2.0 Objectives	4
3.0 Planning Policy & Relevant Legislation	5
4.0 Surveys & Survey Methodology	6
5.0 Survey Results & Impact Assessment	7
6.0 Tree Protection Measures	10
7.0 Summary of Impacts & Potential Mitigation Factors	11
8.0 Conclusions & Recommendations	12
9.0 References	13
Appendix 1	Tree Data Tables in accordance with Table 1 of BS5837: 2012
Appendix 2	Drawing P.338.13.01 <i>Tree Survey</i> Drawing P.338.13.02 <i>Tree Protection Drawing</i>

## EXECUTIVE SUMMARY

A survey of the existing trees on land off Hayhurst Road, Whalley has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report, is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 71 residential dwellings, which will require the removal of a small number of existing trees and which, in the absence of suitable controls, has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase of a methodology for the protection of retained trees.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees and shrubs as part of a comprehensive landscape scheme to replace any trees lost and to integrate the development into the wider landscape;
- The planting of native hedges where possible to provide linear habitats that link to habitats located off site;
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

## **1.0 Introduction**

- 1.1 Ascerta has been instructed by Bellway Homes Ltd to carry out a survey of the trees within and immediately adjacent land off Hayhurst Road, Whalley, and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2 The site was visited on 16 July 2013 by Alistair McLeod, a competent and qualified arboriculturist with 27 years experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, as well as an assessment of the impact of the development and includes recommendations for further actions where applicable in order to mitigate any potentially negative effects of the development on tree cover within the local landscape.

## **2.0 Objectives**

- 2.1 Our client's objective is to develop the site by the construction of 71 residential dwellings.
- 2.2 Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
  - Identify what trees will need to be removed directly as a result of the proposed development of the site;
  - Identify any indirect impact from the proposed development on trees proposed for retention;
  - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
  - Provide recommendations for mitigation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance;
  - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

### 3.0 Planning Policy & Relevant Legislation

- 3.1 The National Planning Policy Framework (March 2012) sets out the Government's planning policies for England and how these are expected to be applied. The Framework contains a presumption in favour of sustainable development, with sustainable development in the UK being defined under the UK Sustainable Development Strategy *Securing the Future*, which sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
- 3.2 The Framework seeks to facilitate the approval without delay of developments that meet the objectives of up to date Local Plans. Where proposed developments involve net gains for nature and biodiversity, this is to be seen as a positive improvement in the quality of the natural environment and thus in compliance with the objectives of the Framework.
- 3.3 The relevant Policy that applies to the subject site in relation to trees, and against which the development will be judged, is contained within the Ribble Valley Districtwide Local Plan and is listed as follows:

#### **POLICY ENV13**

***The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management.***

- 3.4 A number of trees within / adjacent the site (particularly along the northern boundary) are subject to the *Lancashire County Council Tree Preservation Order 1957 No. 1 1984*, and are therefore afforded statutory protection.
- 3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

## **4.0 Surveys & Survey Methodology**

- 4.1 We have been supplied with a digital copy of the topographical survey for the site, which largely satisfies section 4.2 of BS5837: 2012. Any features of arboricultural or landscape interest that have been excluded from the original version of the topographical survey (for example trees located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2 Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to have a plasticity index in the low range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis.
- 4.3 Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 16 July 2013 during mild, showery weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.
- 4.4 Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.
- 4.5 Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6 Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas at section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

## 5.0 Survey Results & Impact Assessment

- 5.1 Some 14 individual and 9 groups of trees were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.338.13.01 *Tree Survey*. Table 1 below summarises those trees to be removed, together with comments on the quality of vegetation across the site and opportunities for mitigation / compensation:

*Table 1: Trees proposed for removal as part of the development of the site.*

Tree(s) to be removed	Comments	Mitigation / compensation opportunities
G1 (in part to accommodate the development), G2 (development), T1 (development), T2 (development), G3 (development), T9 (condition), T10 (condition) & T11 (condition)	Tree cover within the site is generally restricted to boundaries, with the main body of the site being open field. Tree removal along the northern boundary of the site is generally on the basis of tree condition. The removal of trees at the eastern end of the site is required to facilitate access to the site and the diversion of a foul water drain.	Those trees removed can be replaced within the development as part of a landscape package including the planting of a mixture of native & ornamental trees, shrubs & hedges. Overall a higher quality landscape with appropriate biodiversity enhancements can be achieved by way of the development of the site.

In addition to the trees proposed for removal, the development may in some instances have the potential to have an indirect impact on those trees proposed for retention. Where potential indirect impacts exist, arrangements will need to be made to safeguard the retained trees from damage during the construction phase.

- 5.2 **Hedgerows:** In accordance with the Hedgerow Regulations 1997 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, there are no hedgerows within or immediately adjacent the site that could be considered important in the context of the regulations.
- 5.3 **Potential for Shading:** Mature trees in urban and suburban areas add significant value and environmental benefits to properties, however it is acknowledged that some residents are averse to living in close proximity to trees. Whilst efforts can be made to minimise the impact from shading by trees it is almost inevitable that in some situations trees will shade parts of gardens or properties during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of trees in an urban context. In this instance we do not consider that shade will be a particular issue across the site given the proposed layout and its relationship to retained trees.

## 5.0 Survey Results & Impact Assessment (Continued)

- 5.4 **Boundary Screening:** Trees located adjacent to the boundaries of the site make a welcome contribution to the screening of views and can be complemented by the planting of new trees and shrubs such as to filter views and integrate the development into the surrounding landscape.
- 5.5 **Long Term Spatial Constraints:** The proposed layout is such that there is generally adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Whilst it is not possible to predict what actions future residents will seek to take in respect of trees within or adjacent their properties, the existing layout is considered acceptable from a design perspective and contributes to a balanced landscape.
- 5.6 **Future Nuisance from Trees:** Although there can often be a nuisance value attached to trees in close proximity to residential dwellings (leaf / fruit drop for example), the layout as proposed does not suggest that this will be of significant concern for the future.
- 5.7 **Existing Areas of Hard Standing:** There are no existing areas of hard standing across the site, therefore there are no implications for retained trees from any works associated with the removal of such features.
- 5.8 **Proposed Areas of Hard Standing:** There are no areas within the proposed development where proposed hard surfaces encroach within the Root Protection Areas of retained trees. There is therefore no need in this instance to consider special construction methodologies in order to safeguard trees from the impacts of road, driveway or footpath construction.
- 5.9 **Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed buildings encroach within, or are located immediately adjacent to the Root Protection Areas of retained trees. There is therefore no need in this instance to consider special construction methodologies in order to safeguard trees from the impacts of construction works.
- 5.10 **Proposed Drainage & Domestic Services:** It is established that the diversion of the main foul water service will require the removal of trees T1, T2 & G3. At the planning application stage of the project however, details of provision of domestic services (gas, electricity, telephone, cable etc) are generally not known. During the installation process, general guidance can be obtained from the National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.



## **5.0 Survey Results & Impact Assessment (Continued)**

- 5.11 Working Space During the Construction Phase:** The site is of a size such that there will be adequate working space throughout the construction phase, with little if any potential impact on retained trees. It is however important that construction exclusion zones created to safeguard retained trees are not breached without prior consideration and implementation of control measures to limit any potentially negative impacts on trees.
- 5.12 Access Facilitation Pruning:** Providing that pruning operations are carried out in accordance with the tree data tables attached to this report, the proposed layout is such that access facilitation pruning will not be required for trees located within / adjacent the site. All pruning works must be controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, to ensure that the visual impact of the work is minimal and does not detract from the overall landscape value of the site.
- 5.13 Protection of Planting Areas:** It is often desirable to fence off areas to protect the soil structure for new planted areas, however works will be required across the majority of the site, therefore there is little scope to set aside areas for such treatment. Provided that adequate provisions are made for ground preparations in advance of the landscape stage, there is unlikely to be a negative impact on the viability of newly planted stock.
- 5.14 Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.
- 5.15 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for future residents. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than competing for resources. Similarly new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

## 6.0 Tree Protection Measures

- 6.1 On the basis of the proposed layout and those trees proposed for retention, drawing P.388.13.02 *Tree Protection Drawing* shows our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plan indicates the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form a construction exclusion zone around the retained trees.
- 6.2 In addition to the erection of protective fencing, drawing P.388.13.02 *Tree Protection Drawing* shows areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:
- All forms of access required to the site;
  - Site cabins and storage areas;
  - Proposed parking for site personnel;
  - Phasing of works;
  - Space required for excavations (including foundation excavations);
  - Any required special construction techniques (for example provision of porous surfaces);
  - The location and construction methodology for installation of services in close proximity to retained trees & hedges;
  - Any changes in ground levels and any resulting requirement for retaining structures;
  - Working space for cranes, plant and scaffolding; and
  - Management of waste products within the site.
- 6.3 Over and above the physical tree protection measures that should form the basis for the tree protection method statement, the following details should be provided within the method statement:
- Protection of the soil structure within the proposed planted areas (where applicable);
  - Planting operations within the root protection areas of retained trees;
  - Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas;
  - System of arboricultural site monitoring / schedule of site visits and resulting actions.

## 7.0 Summary of Impacts & Potential Mitigation Factors

- 7.1 Table 2 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required in order to minimise the impact of the development and safeguard trees proposed for retention.

*Table 2: Summary of the impacts of the development on trees within / adjacent the site.*

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	G1 (in part to accommodate the development), G2 (development), T1 (development), T2 (development), G3 (development), T9 (condition), T10 (condition) & T11 (condition)	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Given the existing site, it is likely that the development will result in an improvement to the level of tree cover in the local landscape. Significant biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	Trees retained along the site boundaries (particularly to the north & west)	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to a method statement, agreed in advance as a condition of planning consent.
Provision of drainage / services	T1, T2 & G3	Affected trees can be replaced with quality tree planting. Where existing services cannot be utilised, NJUG principles must be adopted to and adhered to.
Access Facilitation Pruning	As listed within the tree data tables, trees along the western boundary (G8) can be pruned back towards the site boundary	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase. Periodic inspections should be made by the project arboriculturist to ensure compliance with the specification.	

- 7.2 On the basis of the above and the contents of this report it is considered appropriate that a Method Statement for Tree Protection be prepared as a condition of planning consent to demonstrate how trees proposed for retention can be suitably safeguarded. The Method Statement should be adopted as a control document by site personnel.

## 8.0 Conclusions & Recommendations

- 8.1 The development as proposed will directly require the removal of a number of existing trees. Whilst the removal of trees can sometimes be considered a negative impact on the local landscape, the wider benefits of the development as proposed, which will include the planting of a significant number of new trees and shrubs to create a more diverse landscape structure, outweigh the relatively short term benefits of retaining those trees proposed for removal. There are therefore no arboricultural reasons of any significance why planning consent should not be granted for the development.
- 8.2 We would recommend that a landscape proposal be prepared for the site, to include provision for the planting of a mixture of native, as well as ornamental trees, shrubs and hedges, and implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with drawing P.338.13.02 *Tree Protection Arrangements* and that a tree protection / arboricultural method statement be prepared and implemented as a condition of planning consent for the development.

## 9.0 References

Department for Communities and Local Government (March 2012) *National Planning Policy Framework*;

Ribble Valley Districtwide Local Plan;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

## Appendix 1

# Trees Recorded on Land off Hayhurst Lane, Whalley

Page 1 of 3

Surveyor: A McLeod

16-Jul-13

T. No	Species	Ht (m)	Stem DBH (mm)	RPA/Radius Max offset	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
					N	S	E	W							
G1	Field Maple, Goat Willow, Ash, Poplar, Birch.	17	380	65.33 4.56 0.91	2	5	6	2	0	M	P	Limited quality group with some structural defects and multi-stem trees. Understorey of mixed shrubs.	Remove majority of group to accommodate access, retain remainder where feasible & plant replacements.	30+	C2
G2	Goat Willow, Birch	9	180	14.66 2.16 0.43	5	4	6	6	0	EM	F	Scrub group with many multi-stem Goat Willow and small Birch of limited quality.	Remove and replace elsewhere on site.	30+	C2
T1	Oak	11	540	131.92 6.48 1.30	5	5	5	5	1.5	M	G	Small, partially occluded cavity to stem. Within line of proposed foul water diversion.	Remove & replace with suitable specimen.	30+	A2
T2	Ash	9	270	32.98 3.24 0.65	3	3	3	3	3	EM	G	Multi stem tree. Within line of proposed foul water diversion.	Remove & replace with suitable specimen.	20	B2
G3	Elder, Oak, Hazel, Ash	8	200	18.10 2.40 0.48	4	4	4	4	0.5	Y	F	Small group of tightly spaced trees and shrubs. Within line of proposed foul water diversion.	No action required at this time	30+	B2
G4	Hawthorn, Sycamore	4	90	3.66 1.08 0.22	1	2	2	2	0.5	M	P	Low quality trees with signs of poor vigour and vitality.	Retain for now but easily replaced.	10	C2
T3	Sycamore	16	550	136.85 6.60 1.32	6	7	6	6	2	M	G	Crown showing slight signs of reduction in vitality.	Crown lift to 3.5m over site.	30	B1
T4	Sycamore	19	820	304.19 9.84 1.97	11	10	7	8	1.5	M	G	Minor part occluded stem cavities with slight lean to the north.	Crown lift to 3.5m over site.	30	B1
T5	Sycamore	21	900	366.44 10.80 2.16	10	9	10	8	1.5	M	G	Trifurcated stem at approximately 5m.	Crown lift to 3.5m over site.	30	B1
T6	Sycamore	16	610	168.33 7.32	9	9	5	7	2	M	G	Small occluded cavity to base of trunk.	Monitor for signs of deterioration in structural integrity. Thin scaffold overhanging site to reduce weight & crown lift to 3.5m above ground level.	30+	B1

## Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt = Compartment)

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Doc. No.: 054 / Issue No.: 004/ July 12

Species: Common Name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

Ht: Height of tree from ground level measured in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

# Trees Recorded on Land off Hayhurst Lane, Whalley

Page 2 of 3  
16-Jul-13

Surveyor: A McLeod

T. No	Species	Ht (m)	Stem DBH (mm)	RPA/Radius Max offset	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
					N	S	E	W							
T7	Oak	15	700	221.67 8.40 1.68	9	7	7	8	0.5	M	G	Cavity on main branch, with deadwood throughout canopy.	Remove deadwood and crown raise to 3m above ground level over the site..	30+	B1
G5	Hawthorn	9	500	113.10 6.0 1.20	4	6	4	4	0.5	YM	G	Small group of tightly spaced trees with interconnecting crowns	No action required at this time	30+	B2
T8	Sycamore	15	820	304.19 9.84 1.63	8	9	8	8.5	1.5	M	G	Co-dominant stem with tight included union.	Crown lift to 3.5m above ground level over site.	30+	B2
T9	Sycamore	13	680	209.18 8.16 1.63	7	7	6	6	2	M	P	Large area of decay at base of stem, tree is showing signs of decline. Wasp nest in base.	Fell and replace	20	B1
T10	Sycamore	13	510	117.67 6.12	6	6	5	5	2	M	P	Large area of decay at base of stem with the possibility for buttresses to be affected; tree is showing signs of decline. Vertical split in lower stem from cavity.	Fell and replace	10	C1
G6	Hawthorn	8	200	1.22 18.10 2.40 0.48	4	6	4	4	0.5	M	F	Low quality multi stem trees.	Crown lift to 3.5m over site.	20	C2
G7	Ash, Sycamore, Oak, Hawthorn, Alder	18	510	117.67 6.12	8	13	7	7	1	M	F	Small woodland copse of trees. Offsite. Some poor quality / poor condition trees throughout. Would benefit from some management for longer term.	No action required at this time	30+	B2
T11	Ash	9	400	1.22 72.38 4.80 0.96	0	6	3	4	1	YM	P	Major open cavity in stem.	Fell and replace	5	U
T12	Ash	15	460	95.73 5.52 1.10	6	7	4	4	1	M	F	Part occluded cavity in stem with bat potential.	No action required at this time	20	C1

## Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)  
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*  
Ht Crown Clearance: Canopy ground clearance  
Structural Condition: Description of any observed defects  
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012  
Doc. No.: 054 / Issue No.: 004 / July '12

Species: Common name used  
Root Protection Area Radius: Root Protection Area as per BS5837: 2012  
Age Class: Y = Young, EM = Mature, M = Mature, OM = Over mature, D = Dead  
Preliminary Recommendations: Made in respect of known / intended use of the site  
\* For groups of trees, the stem diameter of the largest tree in the group is generally used

Ht: Height of tree from ground level measured in metres  
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points  
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead  
Est. (yrs): Estimated remaining contribution in years



# Trees Recorded on Land off Hayhurst Lane, Whalley

Page 3 of 3

Surveyor: A McLeod

16-Jul-13

T. No	Species	Ht (m)	Stem DBH (mm)	RPA/Radius Max offset	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations	Est. (yrs)	Cat Grade
					N	S	E	W							
T13	Beech	17	600	162.86 7.20 1.44	7	8	8	4	2	M	G	Good condition with burr on stem	No action required at this time	30+	B1
T14	Oak	17	540	131.92 6.48 1.30	3	8	5	8	2	EM	G	Slight biased crown to south due to suppression from neighbouring trees	Crown lift to 3.5m over site.	30+	A2
G8	Ash, Hawthorn, Goat Willow, Oak, Sycamore	16	950	408.28 11.40	9	11	11	9	0	M	G	Maximum dbh indicated. Various trees of mixed condition, growing on slope. The Oak has a lower limb extending out over the site and a distinct canopy overhang. Also evident within the Oak is a vertical split within the bark on the main stem. The Ash at the top of the bank at the southern end of the group also overhangs part of the site.	Remove low branch growing into the site from the Oak and reduce the canopy overhang from both the Oak and the Ash at the southern end of the group by maximum of 30% following natural target pruning principles.	30+	B2
G9	Hawthorn, Ash	7	155	2.28 10.87 1.86 0.37	3	3	3	3	0	M	F	Group of poor quality scrub trees adjacent boundary.	Remove as required for development. Enhance with new planting where possible.	30	C2

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T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)

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P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

S:\M\Jobs\338.13 Bellway Homes, Hayhurst Road, Whalley\p.338.13 Tree Data Tables.Docx  
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for the Built Environment

## Appendix 2

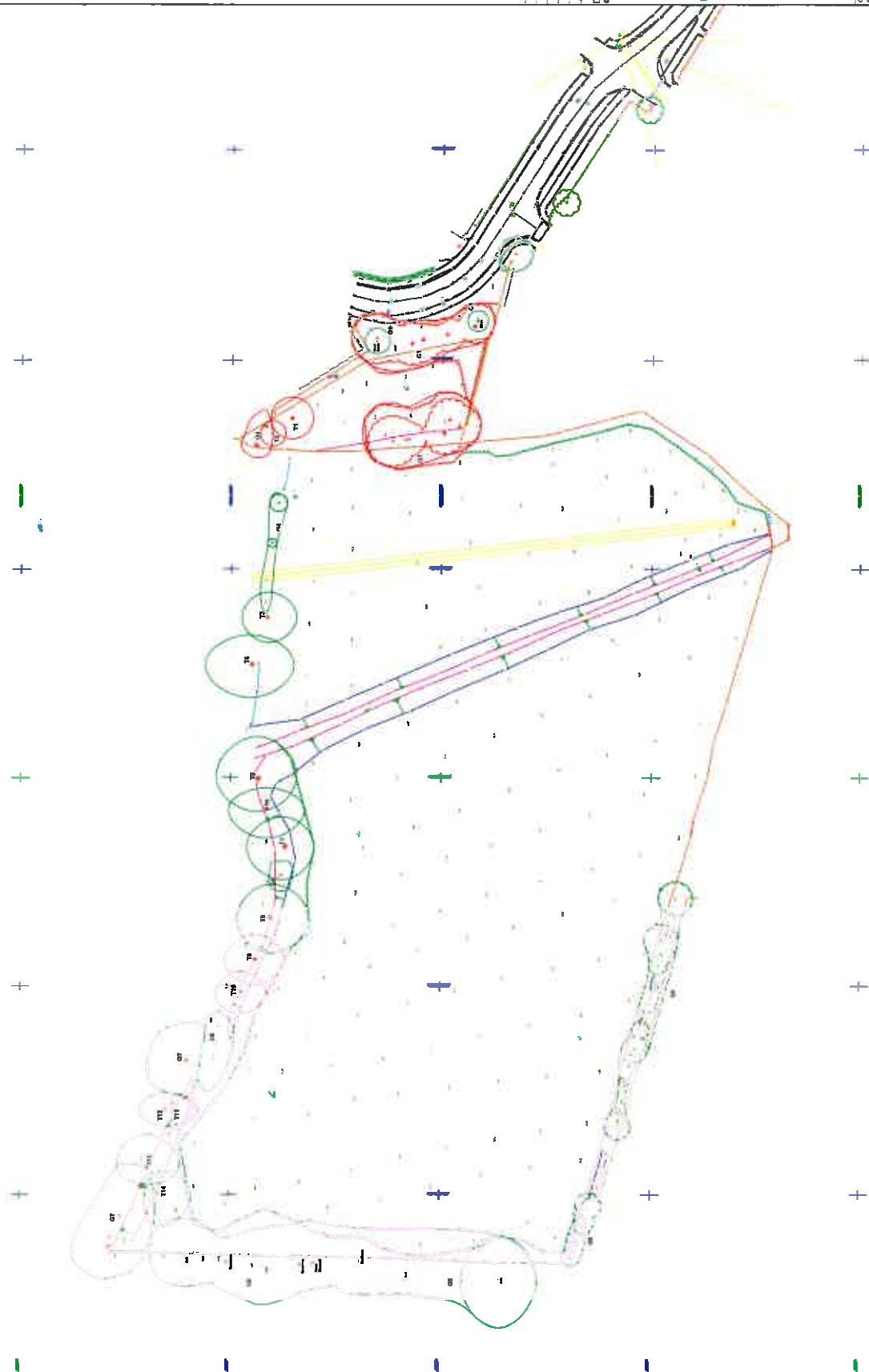
KEY



Existing trees to be retained



Existing trees to be removed



DO NOT SCALE  
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for the Built Environment

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Client:  
Railway House Ltd  
Project:  
Land off Heywood Road, Whalley

Drawn by:  
Tree Survey  
Scale:  
1:500  
Date:  
18/07/2013  
Sheet:  
1 of 1  
P: 338 13 01

Existing tree to be retained



Extent of Root Protection Area for retained trees in accordance with BS5836:2012. Consultation and design - consultative - Recommended limits



Proposed location of protective fencing - see list for type / construction detail



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NO	DESCRIPTION	DATE
1	Issue for consultation	10/01/2017
2	Issue for consultation	10/01/2017
3	Issue for consultation	10/01/2017
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Client: Belfry Homes Ltd  
Product: Land off Heyhurst Road, Whitley  
Tree Protection Drawing  
Scale: 1:500 @ A1 CP  
Date: 10/01/2017  
Drawn: JRM  
Checked: JRM  
17/01/2017

