TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL			
Site:	39 Clitheroe Road, Whalley, Lancashire, BB7 9AD	Survey Date:	21 July 2014
Agent for Client:	Janet Dixon town Planners Limited	Job Reference:	BTC 711

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	Sycamore	19	1x360 1x280 (ts)	N E S W	6 8 1 6	5-S 12	M	G	▪ Basal roots exposed at base. ▪ Bifurcates at a height of approximately 1.7m. ▪ Crown biased to east and west due to presence of neighbouring trees. ▪ Light deadwood to approximately 150mm throughout crown.	▪	10+	C1	94	5.47
T2	Horse Chestnut	19	770	N E S W	6 10 6 8	2-E 3	M	G	▪ Basal roots exposed at base. ▪ Moderately severe stem lean to east. ▪ Stem bifurcates at a height of approximately 2m with very tight fork. ▪ Light deadwood to approximately 75mm throughout crown.	▪	10+	C1	268	9.24
T3	Sycamore	16	370	N E S W	4 7 5 3	4-S 4	M	G	▪ Stem base 0.3m from boundary retaining wall top. ▪ 0.5m above pavement height. ▪ Moderate stem lean to east and crown biased to south-east due to presence of neighbouring tree trees. ▪ Moderate deadwood to approximately 150mm throughout crown.	▪	10+	C1	62	4.44
T4	Norway Maple	19	310	N E S W	1 3 3 2	12-S 12	M	G	▪ Growing 2m from T5. ▪ Very tall thin tree due to presence of neighbouring tree.	▪	10+	C1	43	3.72
T5	Horse Chestnut	19	820	N E S W	7 5 9 10	2-W 2	M	M	▪ Ground at base appears to have been built-up around tree. ▪ Vertical partially un-occluded hex-axial wound, approximately 50-100mm wide, runs from base to a height of approximately 13m. ▪ Dark lesion on north-east side at a height of approximately 9m. ▪ Stem bifurcates at a height of approximately 3m. ▪ Crown biased to west.	▪	<10	U	304	9.84
T6	Sycamore	19	650	N E S W	8 7 4 6	3-N 3	M	G	▪ Ivy up stem into branches. ▪ Moderate stem lean to the north. ▪ Light deadwood to approximately 100mm throughout crown.	▪ Remove ivy.	20+	B1	191	7.8

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 nearest half 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 exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	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

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T7	Sycamore	17	610	N 5 E 4 S 6 W 6	4-SE 3	M	G	▪ Ivy up stem into branches. ▪ Slight stem lean to south.	▪ Remove ivy.	20+	B1	168	7.32
T8	Sycamore	15	720	N 8 E 5 S 10 W 9	4-N 3	M	G	▪ Bifurcates at a height of approximately 3m. ▪ Multiple lower crown pruning work from recent crown management.	▪	40+	A1/2	235	8.64
T9	Horse Chestnut	11	710	N 7 E 7 S 7 W 7	2-N 2	M	G	▪ Light deadwood to approximately 75mm throughout crown.	▪	40+	A1/2	228	8.52
T10	Common Lime	12	490	N 6 E 5 S 6 W 6	4-S 2	M	G	▪ Stem lean to east. ▪ Dark lesion on south east stem at 1.8m below old pruning wound. ▪ Bifurcates at a height of approximately 3m.	▪	20+	B1	109	5.88
T11	Apple	7	2x260 1x190 (ms)	N 3 E 3 S 3 W 3	2.5-NE 2	M	G	▪ Severe stem lean to east. ▪ Bifurcates at a height of approximately 1m. ▪ Light deadwood to approximately 75mm throughout crown.	▪	10+	C1	78	4.97
T12	Purple Plum	6	1x280 1x220 (ts)	N 2 E 5 S 3.5 W 3	3-E 2	M	M	▪ Heavy ivy up stem into branches. ▪ Bifurcates at a height of approximately 800mm.	▪ Remove ivy.	10+	C1	57	4.27
T13	Sessile Oak	12	1x490 1x460 (ts)	N 9 E 8 S 7 W 8	1.5-W 3	M	G	▪ Located within garden to north. ▪ Bifurcates at a height of approximately 1m. ▪ Growing on ground 1m higher than field.	▪	20+	A1/2	205	8.07
T14	Bird Cherry	15	340	N 2 E 2 S 2 W 1	4-S 3	M	G	▪ Located within garden to north. ▪ 1.5m above field height.	▪	10+	C1	52	4.08
T15	Beech	19	750	N 1 E 9 S 10 W 6	50S 2	M	G	▪ Located within garden to north. Growing 1.5m from boundary retaining wall at a height of approximately 1.5m above road and field height. ▪ Ivy up stem into branches. ▪ Crown is biased to south due to presence of neighbouring tree.	▪ Remove ivy	20+	B1	254	9

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G1	2no. Horse Chestnut 1no. Copper Beech	≤ 19	≤ 760	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	3-N ≥ 1	M	M-G	▪ Closely spaced group. ▪ Evidence that a fire has been burnt repeatedly in the centre of the groups, and all three trees subsequently have major un-occluded wounding to stems. ▪ Decay columns on all three trees are at least 4m tall and 450mm to 800mm wide. ▪ Honey Fungus rhizomorphs evident on wound of Horse Chestnut to north-east.	▪	<10	U	≤ 290	≤ 9.6
G2	10no. Damson 2no. Apple	≤ 4	≤ 160	N ≤ 2 E ≤ 1.5 S ≤ 2 W ≤ 2	2-N ≥ 1	SM	G	▪ Very closely spaced group growing as an orchard.	▪	10+	C1	≤ 12	≤ 1.92
G3	4no. Purple Plum	≤ 7	≤ 550	N ≤ 6 E ≤ 3 S ≤ 2 W ≤ 3	2-W ≥ 2	M	G	▪ Closely spaced linear group located within garden to north. ▪ All crowns are biased to north. ▪ One of the trees has large unidentified fungal brackets on east stem.	▪	10+	C1	≤ 137	≤ 6.6
H1	Thuja	≤ 3	≤ 240	≤ 2 wide	N/A 0	SM	G	▪ Managed hedge. ▪ Closely to sparsely planted.	▪	10+	C1	N/A	≤ 2.88
H2	Hawthorn	≤ 1	≤ 9x20 (ms)	≤ 1 wide	N/A 0	SM	G	▪ Linear group. ▪ Managed and un-managed towards road.	▪	10+	C1	N/A	≤ 0.72

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 *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.*			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. 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.

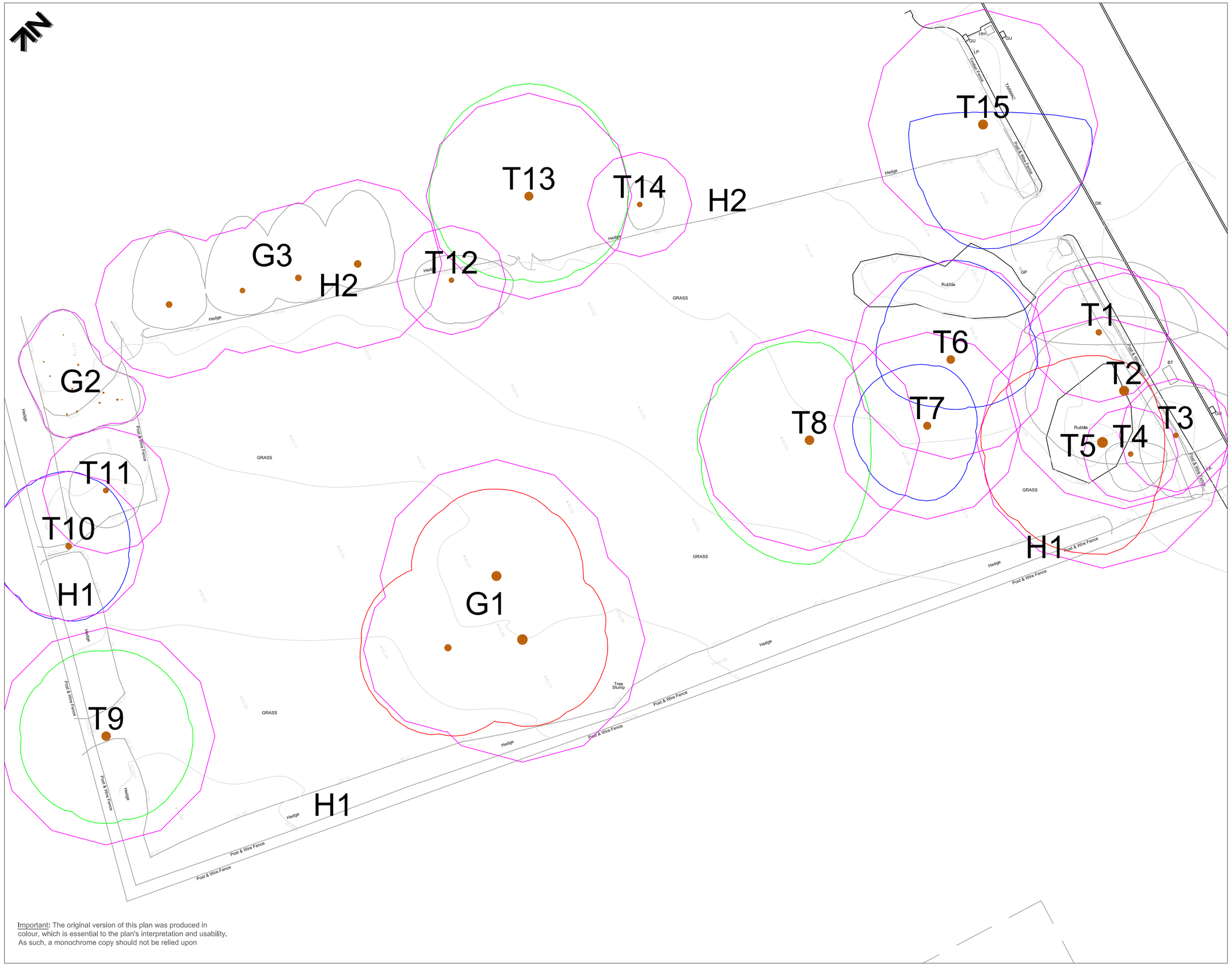
Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development 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. 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 tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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 = Individual Tree
G = Group of Trees
H - Hedge

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

Tree Categorisations:

Those 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

Those Considered 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 locations of trees T13 and T14 and group G3 were not included on the topographical site plan provided, and were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS. As such, their locations and the extents of the groups 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 proposals

Root Protection Areas (RPAs):

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

Project:
39 CLITHEROE ROAD
WHALLEY
LANCASHIRE
BB7 9AD

Agent for Client:
JANET DIXON TOWN PLANNERS LTD

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposal to Construct Detached Residential Property

Scale:	1:200@A2
Date:	July 2014
Drawn by:	PH

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