

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: The Old Police House, Garstang Road, Chipping, Lancashire, PR3 2QH
Agent for Client: Sunderland Peacock & Associates Ltd

Surveyor: Kendall Rigg HND TechArborA
Survey Date: 15 April 2016
Job Ref: BTC1084

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)
T1	Common Oak	12	510	N 6 E 8 S 7 W 5	2-W 2.5	M	G	<ul style="list-style-type: none"> Located on neighbouring land and therefore not inspected in detail. Trifurcates at a height of approximately 3.5m. Crown biased to north-east due to presence of neighbouring trees. 		40+	A1/2	118	6.12
T2	Apple	4	1x110 1x90 1x90 (ms)	N 2 E 2 S 2 W 2	0.3-W 1	M	M	<ul style="list-style-type: none"> Slight stem lean to north. Three primary leaders arise at a height of 1m. 		10+	C1	13	2.02
G1	3no. Common Alder, 1no. Hawthorn, 1no. Rowan, 1no. Elm	≤ 14	≤ 540	N ≤ 5 E ≤ 8 S ≤ 6 W ≤ 5	0.1-E ≥ 0	EM-M	M-G	<ul style="list-style-type: none"> Closely spaced linear group growing at side of a ditched stream. Evidently a lapsed hedge which was managed through laying in past. Group has not been managed for some considerable time and has become overgrown and overcrowded, with crowns now becoming heavily biased away from centreline of group. Group would normally be managed as part of a prudent arboricultural management regime. Overall value of the group is projected to continue to diminish without suitable management. 	<ul style="list-style-type: none"> Manage through hedge laying as part of a prudent arboricultural management regime. 	20+	B2	≤ 132	≤ 6.48
G2	3no. Holly, 1no. Rowan, 1no. Common Alder	≤ 12	≤ 500#	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 4	0.1-S ≥ 0	EM-M	M-G	<ul style="list-style-type: none"> Closely spaced linear group growing beyond concrete post and concrete shuttered fence line, with timber fence panels missing. Growing at side of a ditched stream. Possibly located on neighbouring land. Evidently a lapsed hedge which was managed through laying in past. Group has not been managed for some considerable time and has become overgrown and overcrowded, with crowns now becoming heavily biased away from centreline of group. Group would normally be managed as part of a prudent arboricultural management regime. Overall value of the group is projected to continue to diminish without suitable management. 	<ul style="list-style-type: none"> Establish ownership of group and, if applicable, manage through hedge laying as part of a prudent arboricultural management regime. 	20+	B2	≤ 113	≤ 6

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 existing 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
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

320160429P

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL

Site: The Old Police House, Garstang Road, Chipping, Lancashire, PR3 2QH

Agent for Client: Avalon Town Planning

Surveyor: Kendall Rigg HND TechArborA

Survey Date: 15 April 2016

Job Ref: BTC1084

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)
H1	Leyland Cypress, Holly, Ash	≤ 6	≤ 1x200 1x100 (ts)	≤ 4 wide	N/A 0	EM	G	<ul style="list-style-type: none"> ■ Managed along roadside edge. ■ Self-set young Ash tree growing within the southern end of hedge. ■ South-east end of hedge, where it turns towards property, is Holly. 		10+	C2	N/A	≤ 2.68

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)				
<p>Category U</p> <p>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</p>	<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 BS5837:2012 paragraph 4.5.7.</i></p>			Red
1. Mainly arboricultural qualities		2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>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)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</p>	<p>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue
<p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	<p>Trees not qualifying in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			

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.

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.



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 Categories/Status:**
- 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 30 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 Unavailable for Retention:
- Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Specifically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

- Root Protection Areas (RPAs)**
- RPA
Area(s) of Ground Around Trees that should be Protected Through Development. Works with Protective Fencing to form a Construction Exclusion Zone

Project:
 THE OLD POLICE HOUSE
 GARSTANG ROAD
 CHIPPING
 LANCASHIRE
 PR3 2QH

Client:
 MR & MRS ROBERTS

Title:
TREE CONSTRAINTS PLAN
 In Relation to Proposed Redevelopment of Detached Residential Property

Scale: 1:250@A4
Date: April 2016
Drawn by: JK
Checked by: KR

Bowland 
 Tree Consultancy Ltd
 01204 60000
 01204 60000

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