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## **Tree Constraints Appraisal**

**In Relation to Proposed Redevelopment to Residential at**



**Dove Syke Nursery, Eaves Hall Lane,  
West Bradford, Lancashire, BB7 3JG**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

September 2016

**TREE CONSTRAINTS APPRAISAL  
DOVE SYKE NURSERY, WEST BRADFORD**

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**TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL**  
 Site: Dove Syke Nursery, Eaves Hall Lane, West Bradford, Lancashire, BB7 3JG  
 Agent for Client: AJH Associates

Surveyor: Jennie Keighley MSc Tech ArborA  
 Survey Date: 29 September 2016  
 Job Ref: BTC1189

No	Species	Height	Stem Diam	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
T1	Beech	13	300	N 6 E 7 S 6 W 3	6-N 1	SM	G	<ul style="list-style-type: none"> <li>■ Growing on raised mound, approximately 0.75m higher than level of existing building.</li> <li>■ Part of a larger group growing along brook.</li> <li>■ Crown highly biased east.</li> <li>■ Crown repeatedly lifted in past and tree now has a clear stem of approximately 6m.</li> <li>■ Crown hanging into proposed development area with low clearance.</li> <li>■ Crown approximately 2m from existing building.</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>	10+	C1	41	3.6
T2	Common Oak	18	690	N 7 E 7 S 6 W 7	7-NE 2.25	M	M	<ul style="list-style-type: none"> <li>■ Part of a larger group growing along brook.</li> <li>■ Moderately light ivy to mid-crown.</li> <li>■ Frequent deadwood in lower crown to a maximum diameter of 150mm.</li> <li>■ Crown approximately 2m from roof of timber extension.</li> </ul>	<ul style="list-style-type: none"> <li>■ Sever ivy at base and at a height of 1.5m and remove section of ivy in between in order to facilitate future inspections.</li> <li>■ Re-inspect following ivy removal.</li> </ul>	20+	B1	215	8.28
T3	Beech	11	1x210 1x120 (ts)	N 5 E 5 S 3 W 2	1.25 1	Y	P	<ul style="list-style-type: none"> <li>■ One dominant leader and one subordinate leader emerge at ground level.</li> <li>■ Dominant leader has relatively large area of stripped bark, likely to be squirrel damage, at a height of approximately 4m.</li> <li>■ Crown highly biased north-east.</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>	10+	C1	26	2.9
T4	Sycamore	18	1x380 1x370 1x360 (ms)	N 7 E 7 S 8 W 8	2.5-W 2	M	G	<ul style="list-style-type: none"> <li>■ Growing from side of banking, within group G2, approximately 1.5m lower than level of existing building.</li> <li>■ Triple stemmed from base.</li> <li>■ Several old partially to fully occluded wounds to stem and lower crown, some with small cavities beneath.</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>	20+	B1	186	7.69
G1	2no. Sycamore	≤ 12	≤ 270	N ≤ 3 E ≤ 7 S ≤ 3 W ≤ 2	2-E ≥ 1.75	SM	M	<ul style="list-style-type: none"> <li>■ Moderately spaced pair growing on raised mound, approximately 0.75m higher than level of existing building.</li> <li>■ Part of a larger group growing along brook.</li> <li>■ Crowns highly biased east.</li> <li>■ Crowns overhanging and laying on timber extension and in contact with existing building.</li> </ul>	<ul style="list-style-type: none"> <li>■</li> </ul>	10+	C1	≤ 33	≤ 3.24

**Headlines 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 taken is that of the highest tree  
 Stem Diam. - measured at 100cm - nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = top-stemmed  
 Branch Spread - Crown radius measured for 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 - Estimated gap class - Y = young, SM = semi-mature, M = mature, PM = post-mature  
 Life Stage - Estimated age class - Y = young, SM = semi-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  
 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 m<sup>2</sup>: Root Protection Area in m<sup>2</sup> - 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 Dimension): Where these 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

**TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL**

**Site:** Dove Syke Nursery, Eaves Hall Lane, West Bradford, Lancashire, BB7 3JG

**Agent for Client:** AJH Associates

**Surveyor:** Jennie Keighley MSc TechnoRA

**Survey Date:** 29 September 2016

**Job Ref:** BTC1189

No	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
G2	6no. Norway Spruce	≤ 18.5	≤ 330	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	1.75 ≥ 1	Y-EM	M-G	<ul style="list-style-type: none"> <li>■ Closely to moderately spaced group growing along banking, up to approximately 2m lower than level of existing building.</li> <li>■ Sparse understorey of young Beech, Holly and Ash.</li> </ul>		20+	B2	≤ 49	≤ 3.96
G3	3no. Beech	≤ 13	≤ 320	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-NW ≥ 0.25	SM	G	<ul style="list-style-type: none"> <li>■ Growing on a raised mound, approximately 0.5m higher than level of existing building.</li> <li>■ Three moderately spaced trees representing part of a larger group.</li> <li>■ Crowns hanging into proposed development area with low clearance.</li> <li>■ Crown of westernmost tree almost in contact with existing building.</li> </ul>		20+	B1	≤ 46	≤ 3.84

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
<p><b>Trees unsuitable for retention</b> (see Note)</p> <p><b>Category U</b></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>	<p>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)</p> <ul style="list-style-type: none"> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ 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</li> </ul> <p>Note: <i>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
	<p><b>1. Mainly arboricultural qualities</b></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 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><b>2. Mainly landscape qualities</b></p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</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 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><b>3. Mainly cultural values, including conservation</b></p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p> <p>Trees with clearly identifiable conservation or other cultural benefits</p>	Green
<p><b>Trees to be considered for retention</b></p> <p><b>Category A</b></p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p> <p><b>Category B</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 not qualifying in higher categories</p> <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>	Blue
<p><b>Category C</b></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>		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.

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**KEY**  
 T = Individual Tree  
 G = Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of trees listed.

**Tree Constraints Summary:**

Trees to be Considered for Retention:

- Category 'A' Tree/Group: Trees of High Quality with an Estimated Remaining Life Expectancy of at least 40 Years
- Category 'B' Tree/Group: Trees of a Moderate Quality with an Estimated Remaining Life Expectancy of at least 20 Years
- Category 'C' Tree/Group: Trees of Low Quality with an Estimated Remaining Life Expectancy of at least 10 Years, or Young Trees

Trees Considered Unavailable for Retention:

- Category 'U' Tree/Group: Trees to which a Conditionality Survey Class has been assigned, but which are not included in the Current Land Use for longer than 10 Years

Note: Locations of trees not included on the site plan provided and their stems were subsequently indicated on the ground in the field. The locations of trees not included on the site plan, the actual locations of trees have correct locations as recorded in the survey records.

**Redundation Areas (RDAs)**  
 Areas of Ground Around Trees that should be Protected Through Development Control and which are in the Control of the Council's Tree Officers

**Project:**  
 DOME SYKE NURSERY  
 GAVES HALL LANE  
 WEST BRADFORD  
 LANCASHIRE  
 BB7 3UG

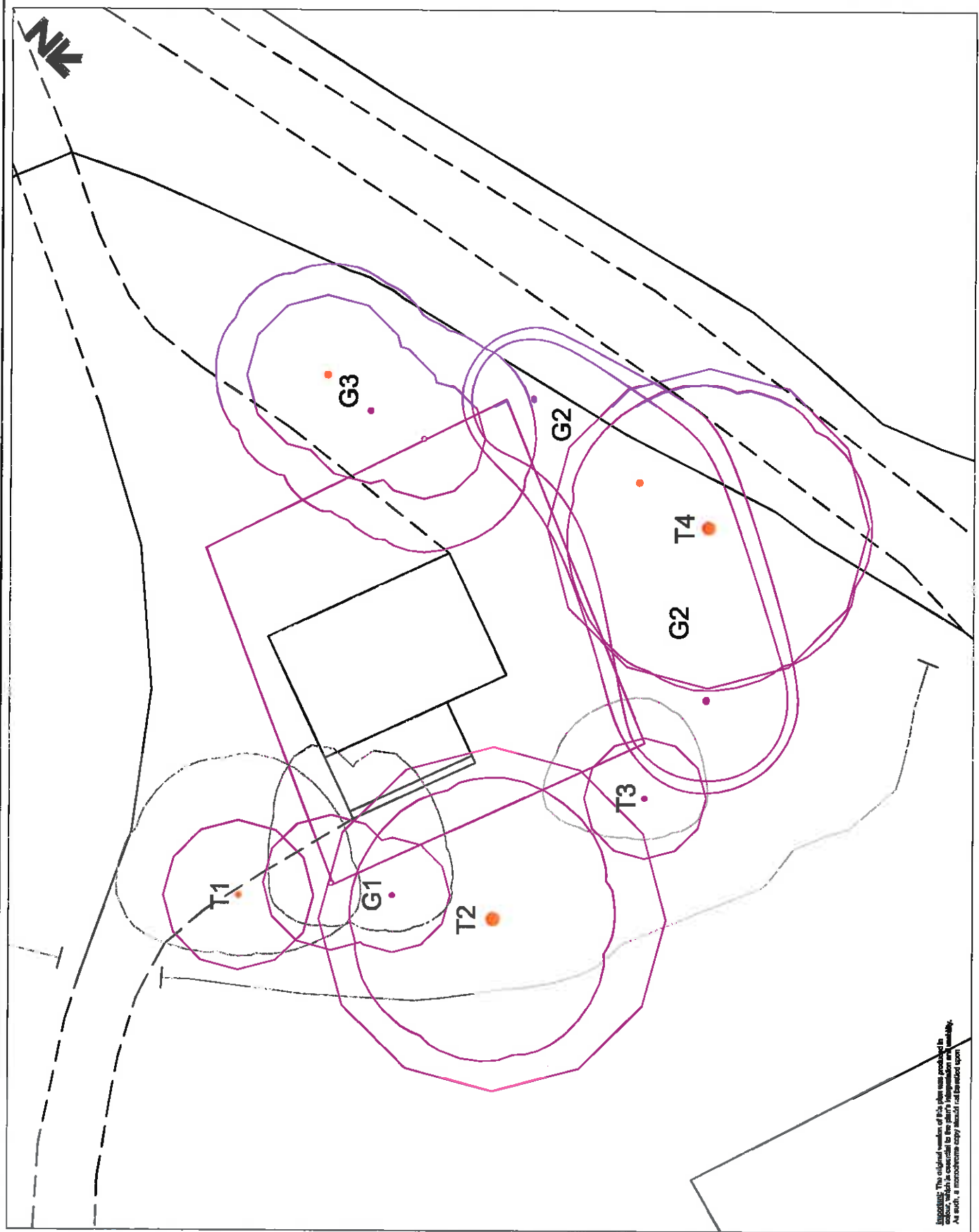
**Agent for Client:**  
 AJH ASSOCIATES

**Title:**  
 TREE CONSTRAINTS PLAN  
 in relation to proposed development to be built.

**Scale:** 1:250@A4  
**Date:** September 2019  
**Drawn by:** JK  
**Checked by:** PH

**Bowland Tree Consultancy Ltd**  
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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 used for any purpose.

