

## David Hewitt

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**From:** Jennie | Bowland Tree Consultancy <jennie@bowlandtreeconsultancy.co.uk>  
**Sent:** 06 October 2016 11:15  
**To:** David Hewitt  
**Subject:** Planning condition at Oaksmead, Copster Green  
**Attachments:** RIMG7620.JPG; RIMG7624.JPG; RIMG7621.JPG; RIMG7623.JPG; Tree Constraints at Oaksmead, Copster Green - Oct '16.pdf

Hi Dave

Left a message for you yesterday, as could do with a chat about the planning condition of the approval to extend the property at Oaksmead, Copster Green (application no. 3/2015/0771) that I spoke to you about not so long ago.

- Prior to commencement of any part of the development hereby permitted, details of protection measures for the*
6. *Oak tree identified T1 on plan number 15.124 dated 17 June 2015 shall be submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall be accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] and shall include details of a Geoweb based construction for the tarmac drive. The approved protection measures shall be followed throughout the entire period of development works.*

*Details of crown reduction/ crown re-balancing tree work of the Oaktree shall also be submitted for the written approval of the Local Planning Authority. No tree work shall be implemented without prior written permission, which will only be granted when it is demonstrated that the submitted tree work details comply with BS3998 for tree work and shall be carried out by an approved arboricultural contractor. The approved works shall then be carried out in accordance with a timescale that has first been agreed in writing by the Local Planning Authority.*

It appears that an arboriculturist was not involved in the design/application process and we have now been approached post-approval to help discharge condition no. 6.

Following a meeting with the client (Mrs Helen Heggie) and inspection of the tree, it seems to me that the problems we have are two-fold:-

1. The need to extend and alter their property is driven by the fact that Helen's husband, Richard, has been recently made disabled and the house now needs adapting for wheelchair use. Levels are key here. As the house sits slightly lower than the driveway, they need to bring the approved extension of the driveway down to the level of the property, so that Richard can get in and out of the car and to the front door, using the wheelchair, without having to deal with any changes in levels. This will involve significant excavations within the RPA of oak tree T1, whose RPA is likely to be largely offset into the front garden due to the surrounding hardscape. The retention of levels and use of a Geoweb type system within the RPA of the tree is, therefore, incompatible with the wider design.
2. On my advice, the client has recently had a tree surgeon remove the ivy, so that I could fully inspect the tree. Removal of the ivy has revealed that the tree has evidently lost a leader at about 2m in the past and now has a cavity at this point that appears to extend into the primary branch that overhangs the road. I cannot fully assess the extent of the cavity from ground level, however. As you'll see from the attached photos, removal or reduction of the limb over the road is going to have a pretty drastic effect on the tree and the local aesthetics. I have attached the Tree Constraints documents with further info, along with a TIP, for your reference.

I'd be grateful if you could please consider these issues and let me know your thoughts on how to proceed.

Kind regards

Jennie

Jennie Keighley MSc BSc (Hons) TechArborA  
Consulting Arboriculturist



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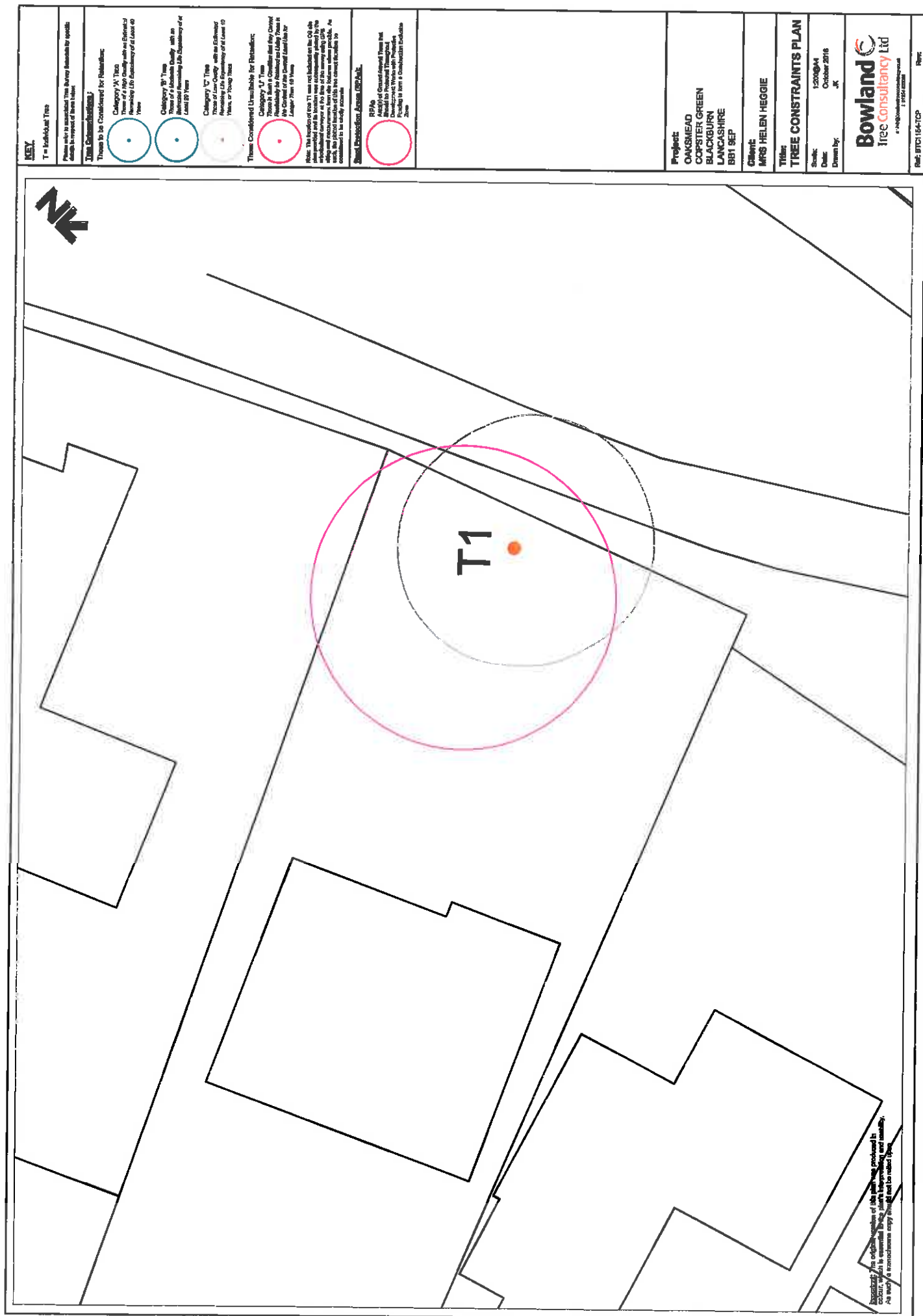
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**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

| Category and definition                                                                                                                                                                                                                  | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       | Identification on plan |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |
| <b>Category U</b><br><br>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"><li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unsuitable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><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><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                    |
|                                                                                                                                                                                                                                          | <b>1. Mainly arboricultural qualities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>2. Mainly landscape qualities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>3. Mainly cultural values, including conservation</b>                                                                              |                        |
| Trees to be considered for retention                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |
| <b>Category A</b><br><br>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                  |
| <b>Category B</b><br><br>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.                                                                       | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 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 | Trees with clearly identifiable conservation or other cultural benefits                                                               | Blue                   |
| <b>Category C</b><br><br>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 | Trees not qualifying in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 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                                                                                                                                                                                                                                                                                                                            | Trees with very limited conservation or other cultural benefits                                                                       | Grey                   |
|                                                                                                                                                                                                                                          | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |



## **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

These are the minimum survey standards for cattle deaths in regard to area values

## Tree Categories

Those to be Considered for Retention:

Category 'A' Tree  
Tree of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree  
Tree of a Medium Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree  
Tree of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Tree

Those Considered Unsuitable for Retention:

Category 'U' Tree  
Tree of a Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Tree

Category 'D' Tree  
Tree of a Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Tree

## Root Protection Areas (RPA)

Areas of Ground Around Trees that should be Protected Throughout the Construction Process. The RPA is defined by the Root Protection Circles (RPCs) and the Root Protection Lines (RPLs).

Notes: The location of tree 'T1' was not indicated on the site plan provided and its location was subsequently identified for the site plan. The location of tree 'T1' was not indicated on the site plan provided and its location was subsequently identified for the site plan. The location of tree 'T1' was not indicated on the site plan provided and its location was subsequently identified for the site plan.

## Project

OAKSMEAD  
COPSTER GREEN  
BLACKBURN  
LANCASHIRE  
BB1 9EP

## Client

MRS HELEN HEGGIE

## Title

TREE IMPACT PLAN

## Scale

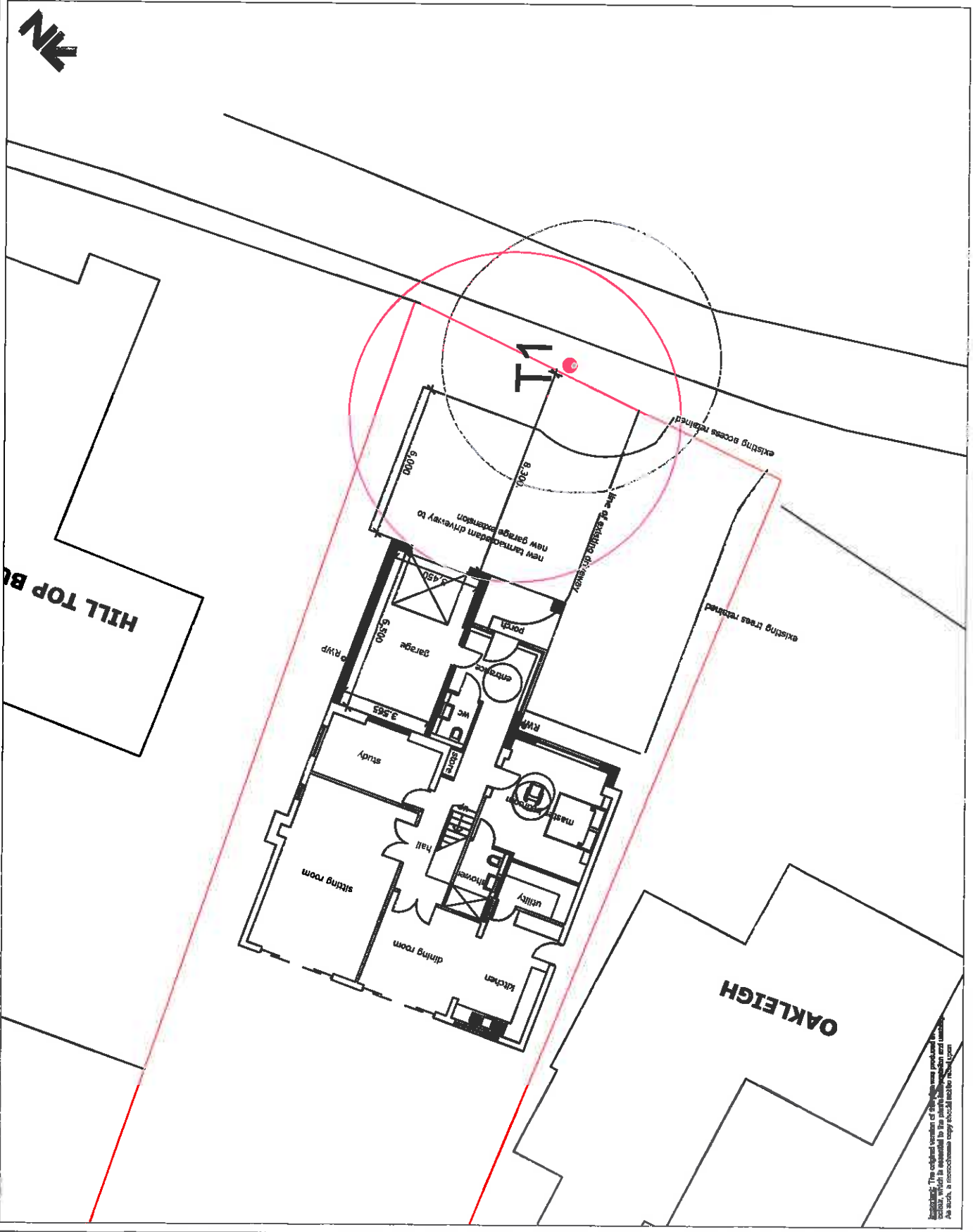
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## Date

October 2018

## Drawn by

J.K.



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and use. As such, it is recommended that you should refer to the original plan.

