

PROJECT: 2741 HENTHORN ROAD (PHASE 2), CLITHEROE

REPORT: 501 ARBORICULTURAL SURVEY

PREPARED BY TPM LANDSCAPE LTD

FOR

The Strategic Land Group

Date: February 2017



Project Number: 2741			
Project Reference: Henthorn Road (Phase 2), Clitheroe			
Rev	Issue Status	Prepared / Date	Approved / Date
-	For Approval	CM / Feb 2017	KP/ Feb 2017

TPM LANDSCAPE LTD

4th Floor Studio
10 Little Lever Street
Manchester
M1 1HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

CONTENTS

1.0 Introduction

1.1 Background

1.2 Site Description

1.3 Tree Preservation Orders

1.4 Development Proposal

2.0 Site Location Plan

3.0 Methodology

3.1 Site Visit

3.2 Survey

3.3 Survey Details

3.4 Tree Condition

3.5 Recommendations for Tree Works

3.6 Tree Retention Codes

4.0 References

5.0 Analysis & Recommendations

5.1 Tree Survey Schedule Analysis

5.2 Conclusions and Recommendations

6.0 Photographs

7.0 Tree Survey Schedule

Appendix

TPM Drawings:

2741 - 101 Tree Survey

2741 - 102 Tree Constraints

1.0 INTRODUCTION

1.1 Background

The trees were assessed by a qualified arboricultural consultant in February 2017. The trees were surveyed in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, to provide a detailed understanding of the condition of the existing trees.

1.2 Site Description

- The site is currently open grassland.
- To the east there is a development site under construction. To the north east there is a greenfield site with approval for housing.
- The site lies on the edge of the residential area of Clitheroe.
- The site is surrounded by open grassland. Pendleton Brook forms the southern boundary. A train viaduct forms the eastern boundary.
- All the trees are located on the site boundaries, except for G9.
- There is significant topography on the site, with the former path of a body of water visible.

1.3 Tree Preservation Orders

There are currently no Tree Preservation Orders that affect any trees on site, confirmed by Stephen Kilmartin at Ribble Valley Borough Council on the 27th February 2017.

1.4 Development Proposals

Phase 2 will comprise of 25 residential properties being built on the site.

2.0 SITE LOCATION PLAN



3.0 METHODOLOGY

3.1 Site Visit

The site visit was carried out in October 2017. Trees were assessed by a qualified Arboriculturalist in accordance with BS 5837:2012

3.2 Survey

A topographical survey was available at the time of the survey and this was used as the base for the tree survey drawing which accurately locates the trees in relation to existing features on site.

3.3 Survey Details

The following information was gathered for each tree; species, age class, estimated height, stem diameter at 1.5m above ground and individual crown spread. Vigour was assessed using leaf density and recent shoot extension.

3.4 Tree Condition

An assessment was made of the trees condition visually from ground level. No climbed inspection or detailed investigation of decay was made, however this was not considered necessary as enough information was gained about the trees from a ground level inspection. If any faults or potential failings were identified on the trees these have been picked up in the tree survey notes. It should be noted that trees can change significantly over a relatively short period of time, and therefore trees should be monitored on a regular basis for sign of deterioration.

3.5 Recommendations for Tree Works

Any tree works that are proposed in the tree survey notes are to either reduce hazards or promote good future growth of the tree, and do not relate to specific works to accommodate the proposed development. All works should be carried out to BS 3998: 2010 British Standard Recommendations for Tree Work and should have written approval by Ribble Valley Borough Council prior to the works being carried out if any of the trees identified are protected by a Tree Preservation Order.

3.6 Tree Retention Codes

The trees desirability for retention was assessed in accordance with BS 5837: 2012, and was assessed taking into account the trees age, vigour, amenity value (as a function of size, prominence, and attractiveness), life expectancy, replaceability and appropriateness in relation to the development proposals.

4.0 REFERENCES

- BS 5837 2012: Trees in relation to Design, Demolition and Construction - Recommendations
- BS 3998 2010: British Standard Recommendations for Tree Work
- Arboricultural Association Guidance Notes No 7 – Tree Surveys: A Guide to Good Practice
- ETR 2000: Tree Preservation Orders: A Guide to the Law and Good Practice
- Arboricultural Advisory and Information Service Practice Note APN 1 Driveways Close to Trees

For assessment criteria please refer to the tables after section 5.0 (in front of the site photographs)

5.0 ANALYSIS AND RECOMMENDATIONS

5.1 Tree Survey Schedule Analysis

Below is a summary of the tree survey schedule, for more detailed information on individual trees please refer to the schedule in section 7.0 and the TPM Tree Survey drawing 2741-101

- T3 is graded A/B1. There are 16 trees in the grade B category. There are also 16 trees in the grade C category. T11 and T16 are both U grade.
- Tree species surveyed include, Hawthorn, Sycamore, Ash, Horse Chestnut, Leylandii, Alder. Ash and Sycamore are by far the two most common species on site.
- All of the trees are located on the site's periphery, apart from G9 which is located internally, close to the northern boundary.

5.2 Conclusions and Recommendations

- The trees located on the site's periphery offer visual screening to the site.
- Actions required include, felling, the removal of deadwood and epicormic shoots, and remedial pruning and monitoring.
- There are no Tree Preservation Orders.
- All tree works or tree removals should be carried out outside the bird nesting season (typically March-August) unless a qualified ecologist carries out a bird nest survey.

Tree Summary	Number	Tree Category			
		A	B	C	U
Total Number of Trees / Groups (as surveyed)	35	1	16	16	2

CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition	Criteria (including sub categories where appropriate)		
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 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.		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups of 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.
Trees of high quality with an estimated remaining life expectancy of at least 40 years			
Category B	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.
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.			
Category C	Unremarkable trees of very limited merit or such impaired condition that they do not quality 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.
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm			

TREE QUALITY ASSESSMENT: ASSESSMENT CRITERIA IN LINE WITH BS5837:2012

Tree	Number refers to tree number on survey drawing		Health Condition	General Health of the tree	
	T	Trees		VG	Very Good
	G	Group of Trees		G	Good
	H	Hedges		F	Fair
Species			P	Poor	
			D	Dead/ Dangerous	
Height	Height of tree given in metres		Retention Value	Recommendation of tree retention with regard to both amenity and health. A general overview of the tree's retention value.	
	Total	Total height of tree above ground level			
	First branch	Height of first significant branch and direction			
	Canopy	to inform ground clearance		A Category	Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, of particular visual importance and or of significant conservation or other value.
Girth	Diameter (mm) of trunk @1.5m above ground. MS refers to multi-stemmed trees.		B Category	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees might have been category A but down graded because of impaired condition, trees within a group as such attracting a high collective rating and/ or trees with material conservation or other value.	
Spread	Measurements (m) taken from the centre point of the trunk in a North, South, East and West direction		C Category	Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem dia <150mm; unremarkable trees of limited merit or impaired condition, trees offering low or only temporary landscape benefits or poorer trees within a group, trees of no material consideration.	
Age	OM	Over-Mature	U Category	Trees in such a condition they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years; trees which have serious defects and expected to collapse, trees that are dead or showing signs of overall decline, trees infected with pathogens of significant health or safety concern other trees nearby.	
	M	Mature			
	EM	Early Mature			
	SM	Semi-Mature			
Amenity Value	Y	Young (0-20 years)			
	General appearance of the tree				
	H	High			
	M	Moderate			
	L	Low			

6.0 PHOTOGRAPHS



T30 in foreground. G28 and G29 in background.



View of T18 to T26.



View of T26.



View of T24.



View of T27.



View westwards. T12 in foreground.



View of G9, facing south-west.



View east, from within the site.



View of G9.



Facing north, view of T10 and T11 to east. T7 and T8 to west.



View of G36.



View of G36. Ash growing out across stream.

2741, Henthorn Road (Phase 2), Clitheroe



View of G32 facing east.



T34 and T35.



Eastern part of G32 and G31.



View of G35.

7.0 TREE SURVEY SCHEDULE

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T1	Hawthorn	4.5	0.38	4.56	65	4.0	4.0	2.5	4.0	M	1.6	P	10+	C1	2.0	L
Notes	Single stemmed. Severe decay from base through buttresses towards site forked at 2m. Minor dead wood.															
No action																
G2	Hawthorn			0	0											
Notes	Occasionally Holly. 1 times stubbed and decaying sycamore. Hazel.															
T3	Ash	22	0.94	11.28	400	5.0	11.0	6.5	10.0	M	2	F	40+	A/B1	3SW	M
Notes	Fairly mature tree. 3 main sections to crown. Some major dead wood and stubs.															
Dead wood																
T4	Sycamore	10	0.74	8.88	248	6.0	7.5	7.5	3.0	M	2	F	40+	B1	2W	M
Notes	Single stemmed. One sided due to Ash towards east. Single stemmed large limb at 2m to west. Minor dead wood.															
No action																
T5	Ash	18	0.65	7.8	191	6.0	4.5	4.5	3.5	M	2	P	10+	C1	4S	M
Notes	Single stemmed. Just beyond fence. Significant dead wood. Under stress but no obvious															
Dead wood over site.																
T6	Sycamore	12	0.4	4.8	72	4.5	2.5	3.5	2.0	EM	2.0	F	20+	C1	3S	M
Notes	Single stemmed. Just beyond fence. Some dead wood. Slight lean to north															
No action																
T7	Sycamore	15	0.55	6.6	137	5.0	5.0	4.0	3.0	M	2	P	10+	C1	1.5S	M
Notes	Single stemmed beyond fence. Sparse upper crown. Dense epicormic growth shoots in lower crown. Minor dead wood.															
No action at present																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T8	Sycamore	13	0.53	6.36	127	4.0	4.0	4.0	3.5	EM	2	G	40+	B1	3S	M
Notes	Single stemmed beyond fence. Reasonable shape and form. No major visual defects.															
No action																
G9	Hawthorn	<5	0.25	3	28	see plan				M	0+	P	10+	C2	0.0	L
Notes	Old craggy specimens. 2 almost collapsed with horizontal crowns. 1 times single stemmed tree of good shape and form. No major visual defects															
No action at present																
T10	Ash	15	0.71	8.52	228	5.0	7.0	6.0	4.5	M	1.5+	P	10+	C1	3.5S	M
Notes	Single stemmed. Forked at 35m. Inonotus bracket at 4m to west on central leader. Some stubs and dead wood. Potential to collapse. Not worthy of retention in resetting.															
Consider removal.																
T11	Horse Chestnut	13	0.68	8.16	209	5.0	6.5	6.0	4.0	M	0+	P	<10	U		M
Notes	Single stemmed. Signs of decay at base and bacterial canker around stem. Limited long term value.															
Fell																
T12	Sycamore	11	0.39	4.68	69	3.5	3.5	4.0	2.0	EM	2	F	40+	C1	3S	M
Notes	Single stemmed. Beyond fence. Old barbed wire around stem. Minor dead wood and hanging branches. No major visual defects															
No action																
T13	Sycamore	6.5	0.47	5.64	100	3.0	4.0	1.0	4.0	M	1	P	10+	C1	2S	L
Notes	Single stemmed. Severe die-back at leader leaving dead and decaying section from 5m approximately. Some wildlife value.															
No action																
T14	Ash	12	0.63	7.56	180	9.0	7.5	6.5	4.0	M	1.5+	F	20+	B	3.5S	M
Notes	Single stemmed. Forked at 3m. Lost limbs in past with new shoots on main leader. Some epicormic growth shoots on limbs. Some dead wood and stubs. No major visual defects.															
No action at present																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T15	Ash	18	0.67	8.04	203	6.0	10.0	4.0	7.5	M	1+	F	20+	B	4.5S	M
Notes	Single stemmed. Old branch collar cavity at 2.5m to south with large epicormic growth shoots. Dead wood and stubs in crown.															
Dead wood																
T16	Ash	18	0.65	7.8	191	4.0	5.0	4.5	4.0	M	0.5+	P	<10	U		M
Notes	Fairly mature with significant canker to stem and limbs with a large cankerous old pruning wound at 2.5m with decay and no wound wood. Major dead wood and other weak points in upper crown. Limited long term value. Some wildlife value.															
Fell / top at 4 to 5m leaving shoots below.																
T17	Ash	18	0.8	9.6	290	8.0	11.0	8.5	7.5	M	1.5	P	10	C1	3S	M
Notes	Thick single stemmed. Sunken patch towards south with old pruning wound above large limb at 3m to south with stress lines. Die-back, dead wood and stubs															
Remedial prune and monitor																
T18	Ash	24	0.75	9	255	8.0	12.0	7.5	5.0	M	1.5+	F	20+	B1	5S	M
Notes	Single stemmed. Significant cankerous wounds in canopy. Dead wood and stubs															
Remedial prune and monitor																
T19	Ash	25	0.75	9	255	9.0	7.0	7.0	3.0	OM	1.5	F	20+	B1	3.5S	M
Notes	Single stemmed. Main fork at 5m. Ripped out limbs leaving poor stubs with weakly attached shoots. Dead wood															
Dead wood																
T20	Ash	18	0.65	7.8	191	7.0	7.5	1.0	5.5	M	1.5	P	10+	C1	3S	M
Notes	Single stemmed. Significant canker from base main fork at 4m															
Dead wood and hanging branches.																
T21	Ash	12	0.28	3.36	35	3.0	5.0	3.0	5.0	SM	1+	G	40+	C1	3S	L
Notes	Single stemmed. Narrow form. Hanging branches from adj tree in crown. Epicormic growth shoots on limbs.															
No action/hanging branches																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
T22	Ash	26	0.38	4.56	65	9.0	9.0	5.5	9.0	M	1.5	F	20+	B1	6S	M
Notes	Fairly mature. Forked at 3.5. Stubs and hanging branches. Large canopy. No major visual defects															
Hanging branches and dead wood																
T23	Ash	22	0.75	9	255	3.0	6.5	5.0	6.0	M	1.5	F	20+	B1	4W	M
Notes	Single stemmed. Dead wood and stubs. Epicormic growth shoots on limbs.															
Dead wood																
T24	Ash	20	0.6	7.2	163	8.0	2.0	1.0	4.0	M	6+	F	20+	B1	6+	M
Notes	Single stemmed covered in ivy and leaning away from site. Forked at 5m. Decaying stump adjacent with weakly attached epicormic growth shoots.															
No action at present																
T25	Ash	24	0.9	10.8	366	9.0	9.0	8.0	6.0	M	3+	F	20+	B1	6S	M
Notes	Fairly mature with single stemmed covered in ivy. Not fully surveyed. Dead wood and stubs.															
Dead wood over site.																
T26	Ash	20	0.9	10.8	366	7.0	7.0	9.0	5.0	M	1.5	F	20+	B1	3.5S	M
Notes	Single stemmed. Leaning towards north-east. Ivy into crown. Not fully surveyed. No major visual defects															
Dead wood																
T27	Ash	19	0.75	9	255	7.0	7.0	10.0	5.5	M	1+	P	10+	C1	3S	M
Notes	Single stemmed beyond fence. Covered in dense ivy vigorous epicormic growth shoots from base.															
Monitor																
G28	Leylandii		0.25	3	28	see plan				EM	0.5	G	20+	C2	0	L
Notes	Hedge in neighbouring property. No major visual defects.															
No action																

No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
G29	Hawthorn	6	0.22	2.64	22	see plan				M	0+	F	20+	C2	0	L
Notes	Individual trees. Limited individual value. One densely covered in ivy no major visual defects															
No action																
T30	Ash	20	1.03	12.36	480	7.0	9.0	9.0	7.5	M	1.5	F	20+	B1	4.0	M
Notes	Single stemmed. Forked at 4m producing multi-stemmed crown. Wounds on limbs with severe decay in northern limb. Major dead wood.															
Remedial prune																
T31	Ash	18	0.89	10.68	358	8.0	10.0	10.0	6.0	OM	1+	F	40+	B1	3S	M
Notes	Thick single stemmed. One sided root protection area due to river. Some dead wood and stubs															
No action																
G32	Alder and Hawthorn	<18	0.7	8.4	222	see plan				M	0+	F	40+	B2	2+	H
Notes	Along river bank with young hawthorn scattered between.															
T33	Sycamore	18	0.9	10.8	366	8.0	8.0	8.0	6.0	M	1.5	G	40+	B+		
Notes	Thick bole forked at 1.5m. Forked again.															
T34	Ash	18	0.65	7.8	191	9.5	8.0	4.0	10.0	M	2.5	F	20+	B1	3.5W	M
Notes	Single stemmed. Forked crown. Dead wood and stubs but over river only, No dig limbs beyond edge of banking towards site.															
No action																
G35	Hawthorn and Sycamore	9	0.37	4.44	62	see plan				EM	0+	F	20+	C2	0-1	L
Notes	Mainly hawthorn with 1 times sycamore. All reasonable shape and form. Ivy into some hawthorn. Limited individual value. Easily replaced. No major visual defects															
No action																

2741, Henthorn Road (Phase 2), Clitheroe

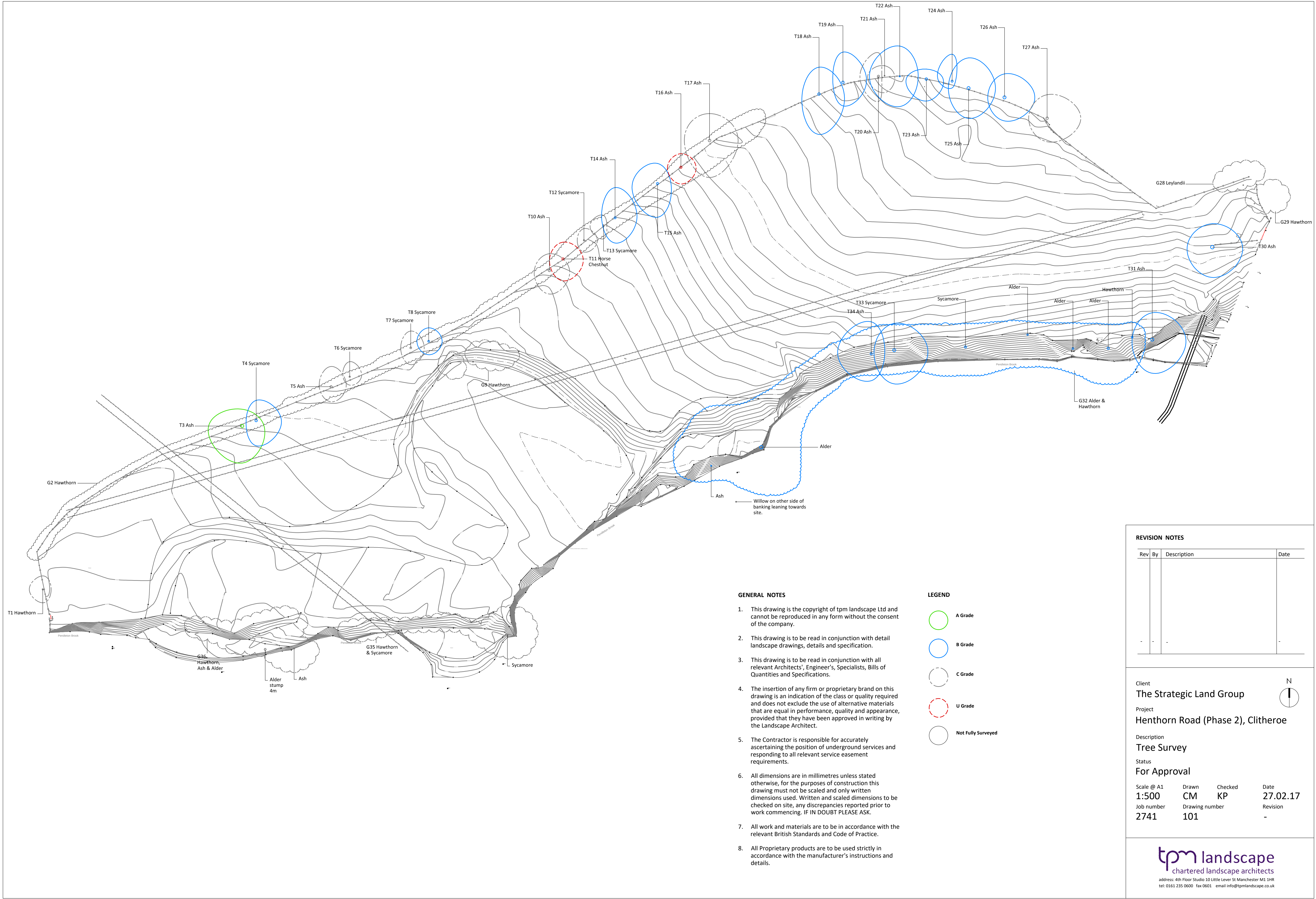
No	Species	Height (m)	DBH (m)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition (Phy)	LE Years	Category Grading	1st Significant Branch Height	Amenity Value
G36	Hawthorn and Ash and Alder		0.29	3.48	38	see plan				EM	0+	F	20+	C2	0+	L
Notes	Mainly old hawthorn. Two times Ash growing out across stream and creating dam. Dead Alder stump. No other major visible defects. Ivy into Hawthorn.															
No action																

APPENDIX

Appendix 1:

2741-101 Tree Survey

2741-102 Tree Constraints



GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

LEGEND

- A Grade
- B Grade
- C Grade
- U Grade
- Not Fully Surveyed

REVISION NOTES

Rev	By	Description	Date
-	-	-	-

Client	The Strategic Land Group	N
Project	Henthorn Road (Phase 2), Clitheroe	
Description	Tree Survey	
Status	For Approval	
Scale @ A1	1:500	Drawn CM
Job number	2741	Checked KP
		Date 27.02.17
		Revision -

