YEW TREE AND GARDENS

CLIENT: MR R EDMOND.
– LOWOOD, WHINS LANE
READ, LANCASHIRE.

TREE REPORT

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1. SITE

A. SITE DESCRIPTION

1. The survey site is comprised of areas of maintained gardens at Lowood, Whins Lane, Read, Lancashire.

2. Tree stock within the survey area is comprised of amenity and hedges within the maintained garden areas with occasional mature trees adjacent to the site boundaries.

3. The site is bounded to the North and West by Whins Lane, to the East by residential dwellings and to the South by agricultural grazing land.

4. See Appendix1, Appendix 2 and Appendix 3 for detailed tree list, site layout detail and images.

B. SURVEY DETAILS

1. The site was surveyed on 12/05/17, tree heights were estimated via use of clinometer (Suunto PM-5), measurements of DBH taken at 1.5m height and crown spread was taken by ground measurements. The position of tree references within the site are taken from the site plan supplied to ourselves, with any additional tree locations estimated from measurements obtained with a laser measure during the site survey. The site images were taken at survey date with Sony DCS-H400. Sun positions were estimated on site via Sun Surveyor software. Weather conditions were overcast with occasional rain and moderate winds.

2. All surveying of tree stock on the site was carried out visually from the ground only. Where ivy cover was encountered on trees then only limited visual checking of structure and potential defects was possible.

3. At the time of surveying all trees were recorded on standard tree record sheets, see Appendix 1: Tree Schedule. Trees were surveyed throughout the entire site, detailed individual details were recorded for all significant trees within the existing site. Where larger numbers of smaller trees were encountered in the survey area these are included as a Group record which includes the approximate height range and maximum Diameter at Breast Height (DBH) of trees within the group, these groups are referred to by group i.e. Group 2 (G2).

4. The surveyed trees are categorized by the standard retention categories as defined in BS5837:2012. Such retention categories seek to inform the design process of trees which may be worthy of consideration for inclusion within the proposed development. All work recommendations relate to trees within the context of the current site layout and usage.

   Note: the report and schedule recommendations form components of a development survey and are not intended to be used as a specific tree hazard assessment.

2. EXISTING STRUCTURES AND PROPOSED DEVELOPMENT

A. EXISTING STRUCTURES

1. At the time of the survey there are significant permanent structures within the site. These comprise of the existing dwelling Lowood, dwellings, a highway and a public footpath are located adjacent to the site boundaries.

B. PROPOSED DEVELOPMENT

2. To the best of our knowledge the current development proposal undergoing design consideration is for the construction of a residential dwelling and an associated access route through the existing garden area.

3. TREE PRESERVATION ORDERS AND CONSERVATION AREAS

A. SITE DESCRIPTION

1. The site is not located within a Conservation Area. This legislation confers a statutory protection upon all trees over 75mm in diameter.

2. We have undertaken a search for the presence of active Tree Preservation Orders (TPO's). The published list of TPO's contained within Ribble Valley Borough Council online information does not include a reference to the site or land adjacent to it. Reference: https://www.ribblevalley.gov.uk/downloads/file/8634/protected_trees_in_the_ribble_valley

3. The status of all trees within and adjacent to the site should be verified prior to works being undertaken on them.

4. It should be noted that trees located outside of maintained grounds and not covered by an active TPO are subject to the standard Felling License constraints imposed by the Forestry Commission. These regulations restrict the volume of timber which may be removed in a calendar quarter without a felling licence to 5 cubic metres.

4. TREE CONSTRAINTS

A. OVERVIEW

1. The need to survey and report on the condition and useful life expectancy of existing trees is intended to inform the design process and accompany a planning application for any proposed development.

B. PROPOSED DEVELOPMENT

1. As can be seen from Appendix1; Tree Schedule, Appendix 2; Tree Location Plan and Appendix 3: Images; trees covered within this survey and report are a mixture of trees distributed within the maintained gardens and boundary trees around and adjacent to the site boundary.

2. The surveyed trees are a mixture of species and ages with a predominance of smaller and ornamental species in the maintained gardens. Tree stock around and adjacent to the site boundaries contains a small number of mature broadleaf species, these are detailed within Appendix 1: Tree Schedule.

3. An overview of the site based upon the surveyed canopy and RPA (Root protection area) extents indicates that a significant area of the site will be free of significant constraints.

WITH REGARDS TO TREES LOCATED WITHIN THE GARDEN AREAS**:**

These trees are detailed in Appendix 1 and are as follows:

1. Tree reference T1 is a mature Oak, it is located adjacent to the northern boundary of the site. It should not be affected by a development within the lower garden areas.

2. Group G1 and tree T2 are located to the North of the existing dwelling it would be unaffected by a development in the lower garden.

3. Shrub group S1 is located along the Northern boundary of the site. It is largely unmanaged and contains a single dead tree. If required, the group may be retained in a development with remedial management works.

4. Tree reference T3 is located off site and to the East of the watercourse which is adjacent to the boundary, similarly group G2 is located within the site but to the East of the watercourse. Neither of these references will be affected by a development within the garden area.

5. Tree reference T4 is located in the South East corner of the garden, it is adjacent to the watercourse and is currently to the rear of a wooden garden shed. The DBH (diameter at breast height) is estimated due to the dense vegetation / brush. The location and size of T4 should allow its retention and protection within a development.

6. Hedge H1 forms the Southern boundary of the site with the adjacent agricultural land. H1 has been reduced in height within the lower garden but is in generally good vigour. It should not influence the layout of a development.

7. Tree references T6 and T7 are smaller garden / ornamental trees between the existing dwelling and H1. These trees are not of notable significance and will not influence the layout of any development.

8. Group S2 is a mixed group of shrubs and Hybrid Cypress of low forms. This group is not significant either within the site or wider landscape and should not influence the layout of any development.

9. Above ground issues are further detailed in Sections 4c and 6 of this report.

See Appendix1: Tree Schedule, Appendix2: Tree Location Plan, Appendix3: Images

WITH REGARDS TO TREES LOCATED WITHIN THE ADJACENT FIELD**:**

These trees are detailed in Appendix 1 and are as follows:

1. Tree reference T5 is a mature Oak located within the corner of the field adjacent to the South East section of the site.

2. A development within the garden will require positioning outside of the RPA and canopy constraints of this tree.

3. Above ground issues are further detailed in Sections 4c and 6 of this report

C. EXISTING STRUCTURES

1. As previously noted there are existing significant structures within and adjacent to the site.

2. As noted both within Appendix 1: Tree Schedule, trees adjacent to the North West boundary require regular inspection due to their proximity to adjacent structures / public access areas, a number of trees within group G1 have defects which may require their future removal.

3. Recommendations for all other works and monitoring are contained in Appendix 1: Tree Schedule.

5. TREE CONSTRAINTS – DEVELOPMENT

A. PROTECTION MEASURES

1. Specific protection for individual trees and groups will be required within any development of the site.

2. The exact positioning of tree protection measures will be dependent upon the proposed development layout and which trees are retained. Tree protection fencing would be required to be positioned outside of the plotted RPA radii of any retained trees as indicated in Appendix 2: Tree Location Plan.

3. The use of securely anchored Heras panels would serve to protect trees adjacent to the development and also act as site fencing, these would be to the specification detailed in BS 5837:2012 and located at the outer edge of surveyed RPA's.

4. The presence of extensive areas out with the surveyed RPA extents and areas of potential access to the site which are at a significant separation from surveyed trees would allow development of a section of the site without impacts being placed upon the off-site trees.

B. SUGGESTED SITE GUIDELINES

1. No fires within 10m of the crown of any retained trees.

2. Soil levels in rooting areas to be retained with minimal level changes, no greater than 300mm.

3. No cement mixing/washout to take place within 15m of any retained trees.

4. No chemicals, bitumen etc. to be stored within 10m of any retained trees.

5. Any spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas to be reported to project supervisor.

6. Underground services may be safely routed outside the RPA of retained trees.

6. TREE CONSTRAINTS - PROPOSED DEVELOPMENT AND JUXTAPOSITION WITH TREES

1. Due to the nature of the site layout, the position of surveyed trees and the likely nature of a development, consideration of above ground constraints which may be imposed upon a development by retained trees is required.

2. With the exception of tree references T1, T4 and T5 adjacent to the site boundary, trees within the survey site are of limited size and canopy spread, they would not create any significant conflict with a development situated within a large portion of the site.

3. Tree references T1 to T4 have crowns which are more significant in scale and extend up to 7 m into the site. We would recommend that any development would require a reasonable separation from these trees due to perceived and actual risk of branch or stem failure and overshadowing.

4. A development located within the area of the site outside of RPA and canopy extents would achieve sufficient clearance from these off-site trees so as to avoid current or future conflict.

5. Shadow extents are indicated within Appendix 2 of this document – see estimated Midsummer shadow plots (orange line Appendix 2: Tree Location Plan).

7. PROPOSED TREE PLANTING

1. At the time of this survey a requirement for replacement planting has not been identified in direct relation to the proposed development. The opportunity exists within any proposed development to provide tree planting as part of a landscaping plan

8. SCOPE OF BRIEF

1. Carry out a survey of trees within the site in accordance with BS5837:2012 and collect data in order to advise the development designer of key issues relating to trees, with options and strategies. Prepare a Report with associated data, site plans and imagery, in order to facilitate consideration of the tree issues both for existing structures and the proposed development.

9. SUPPORTING INFORMATION

Site Plan: Supplied 1:200 @ A1

10. CONCLUSIONS

It is concluded that

1. There are no significant individual trees or groups located within the central areas of the proposed development site boundaries.

2. Surveyed trees within the maintained gardens are not of notable retention value. A single mature Oak T1 and Sycamore T4 are located within the garden, these trees are located at a sufficient distance from the likely development area so as to be unaffected by it.

3. The surveyed trees within the remainder of the site are located adjacent to the boundaries. With the exception of T5 to the South East of the site these trees are smaller varieties or are in the semi mature age class.

4. A considerable section of the site is free from tree constraints, both below and above ground.

5. A development located within this section of the site may be achieved without impacts being placed upon the trees. Sufficient separation would also exist between this area of the site and retained trees so that no potential above ground conflict would be created between the dwelling and off-site trees.

6. If appropriate siting and scale of the development is identified it will be possible to complete the construction phase without additional damage/stress being placed upon trees to be retained adjacent to the site if guidance detailed in this report is followed, suitable construction methods are used and recommendations contained in BS58537:2012 adhered to.

11. RECOMMENDATIONS

It is recommended that

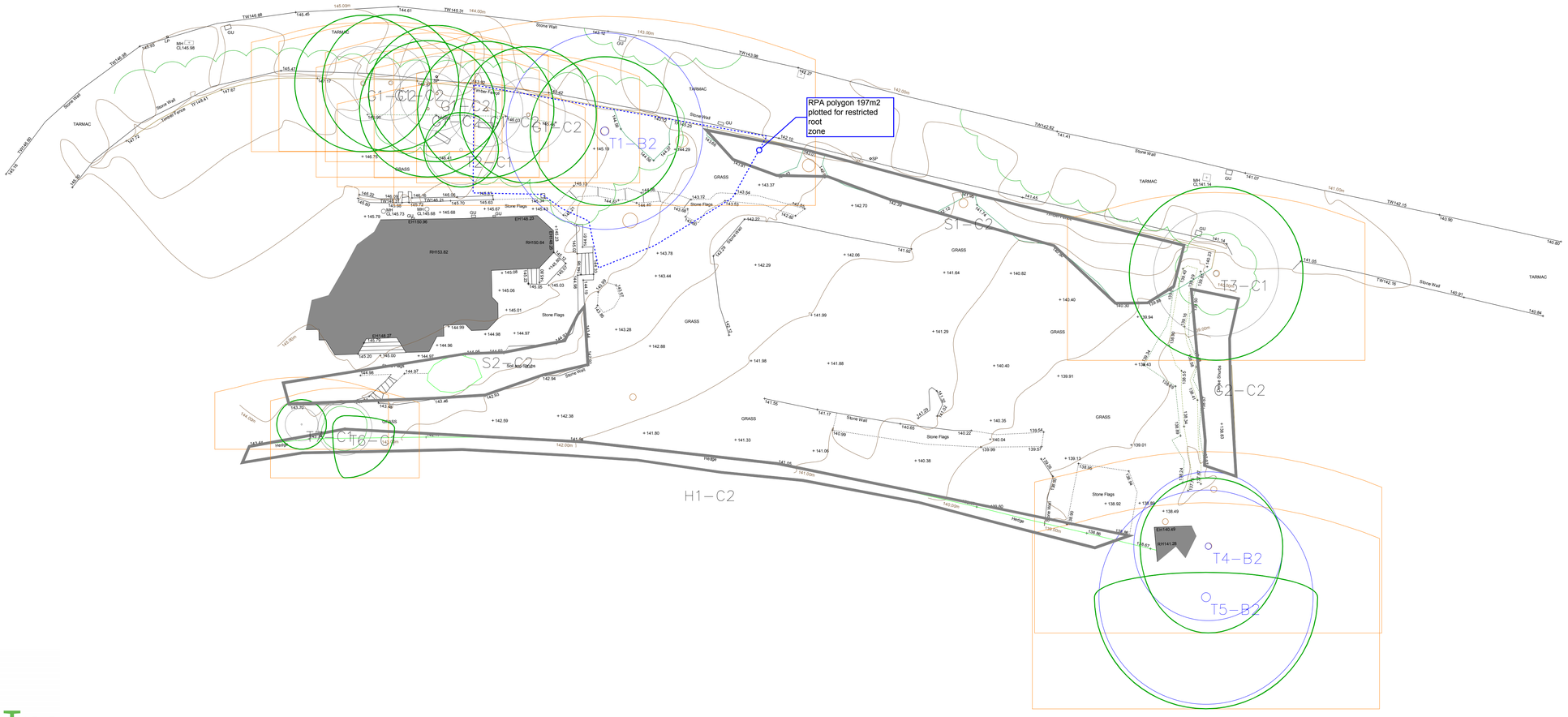
1. The design and layout of any proposed development reflects the guidance contained within this report both for the management of trees for retention and the protection of same during the proposed development phase and that due consideration is given to the position of any development in relation to retained trees and the removal of trees which are unsuitable for long term retention from the site prior to any development.

Appendix 1: Tree Schedule Lowood, Whins Lane, Read _ Survey Date: 12/05/17 Surveyor: A. Wood

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations	RPR m	RPA m^2	Category
T1	Quercus petraea (Sessile Oak)	M	660	17	4	6	6	6	6	Good	20+	Single stemmed Oak, located adjacent to boundary / banking. Previously crown lifted, minor diameter deadwood with some decay stubs from previous pruning	Retain and protect in development, inspect biennially	7.92	197.09	B2
G1	Acer palmatum (Japanese Maple),Ilex aquifolium (Holly),Malus (Apple),Corylus avellana (Hazel),Fagus sylvatica (Beech)	EM	250	9	1	5.5	5.5	5.5	5.5	Fair	10+	Mixed linear group along boundary. Predominantly Common Beech, these have previously been topped with regrowth from previous pruning points. A number of Beech have bark damage to lower stems	Retain and protect in development, inspect biennially	3	28.28	C2
T2	Athrotaxis laxifolia (Summit Cedar)	EM	235	10	3	3	3	3	3	Fair	10+	Located in grass area to S of G1. Main stem with secondary stem growing from basal area	Retain and protect in development, inspect biennially	2.82	24.99	C1
S1	Mixed shrub group	M	50	3	0	2	2	2	2	Fair	10+	Shrub group adjacent to boundary fence, unmanaged	Retain and protect in development, recommend remedial pruning to enhance long term retention prospects	0.6	1.13	C2
T3	Salix caprea (Goat Willow)	M	420	12	3	7	7	7	7	Fair	10+	Off site tree located to E of boundary and watercourse, DBH estimated	Retain and protect in development, inspect biennially	5.04	79.81	C1
T4	Acer pseudoplatanus (Sycamore)	M	500	14	5	5.5	6	7	5.5	Good	20+	Located to E of garden shed and adjacent to watercourse. Diameter estimated and lower stem not inspected due to location / dense branches and undergrowth	Retain and protect in development, inspect biennially (clear around lower stem to allow access)	6	113.11	B2
T5	Quercus petraea (Sessile Oak)	M	720	14	3	2	9	9	9	Good	20+	Located 3m to S of boundary in adjacent field	Retain and protect in development	8.64	234.55	B2
G2	Fagus sylvatica (Beech),Ilex aquifolium (Holly),Chamaecyparis lawsoniana (Lawson Cypress	SM	150	8	0	2	2	2	2	Good	10+	Group of younger age class trees to the E of watercourse, form boundary screening. Hybrid Cypress is largest individual member of the group	Retain and protect in development, inspect biennially	1.8	10.18	C2
H1	X Cupressocyparis leylandii (Leyland Cypress)	M	200	4.5	0	1	1	1	1	Fair	10+	Boundary hedge, previously maintained at 4 to 4.5 m height, section in Eastern area of garden has recently been reduced to 2.5m in height	Will require maintenance at suitable height if retained in development	2.4	18.1	C2
T6	Magnolia (Magnolia)	M	105	6	1	1	4	4	1	Fair	10+	Multi stemmed form typical of age/species	Limited value, will not influence layout of development	2.18	14.93	C1
T7	Robinia pseudoacacia (Locust Tree)	SM	110	7	3	2	2	2	2	Fair	10+	Young tree in lawn area	Limited value, will not influence layout of development	1.32	5.47	C1
S2	Acer palmatum (Japanese Maple),Chamaecyparis pisifera (Sawara Cypress),Mixed shrub group	M	100	3		1	1	1	1	Fair	10+	Mixed group surrounding raised patio/terrace areas, low retention values	Should not influence any development layout	1.2	4.52	C2

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 **4.5.7**.*			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2



RPA polygon 197m2 plotted for restricted root zone

Tree Location Plan

Key

- Tree location Cat.A
- Tree location Cat.B
- Tree location Cat.C
- Tree location Cat.U
- Root Protection Area
- Surveyed Canopy
- Tree Protection Screen
- Shadow extent midsummer

Scale 1:200
From Site Plan Supplied

Note:
RPA only indicated for significant trees. Small garden trees and semi-mature specimens not indicated

Retention Categories:
As defined BS5837:2012
RPA:
Plotted from individual RPA sheets. Where applicable20% offset indicated

Project Title:
Lowood, Whins Ln, Read
Date of Survey:
12/05/17
Surveyor:
A. Wood
Date File Created:
16/05/17

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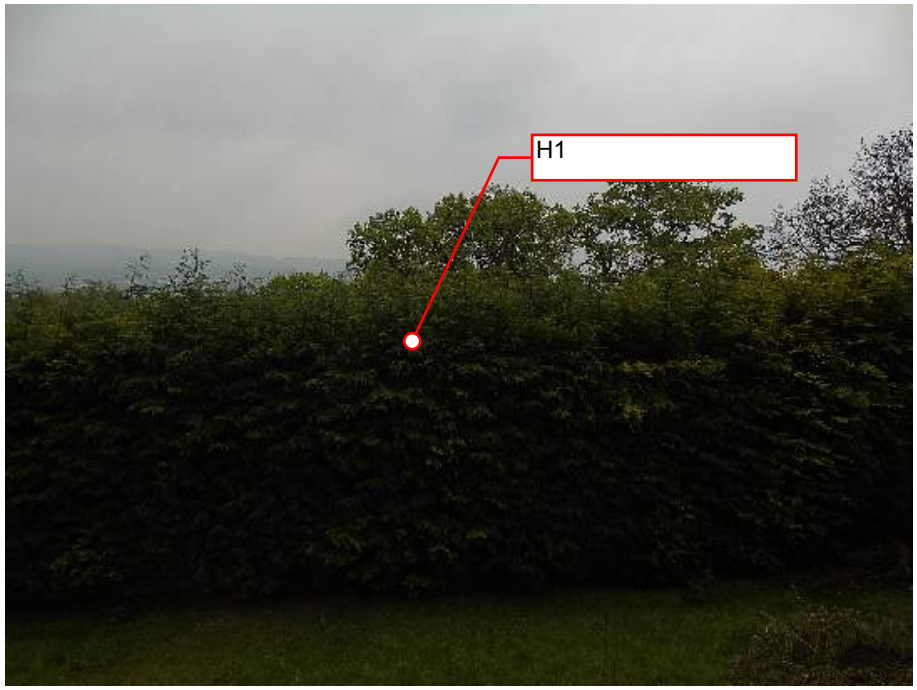
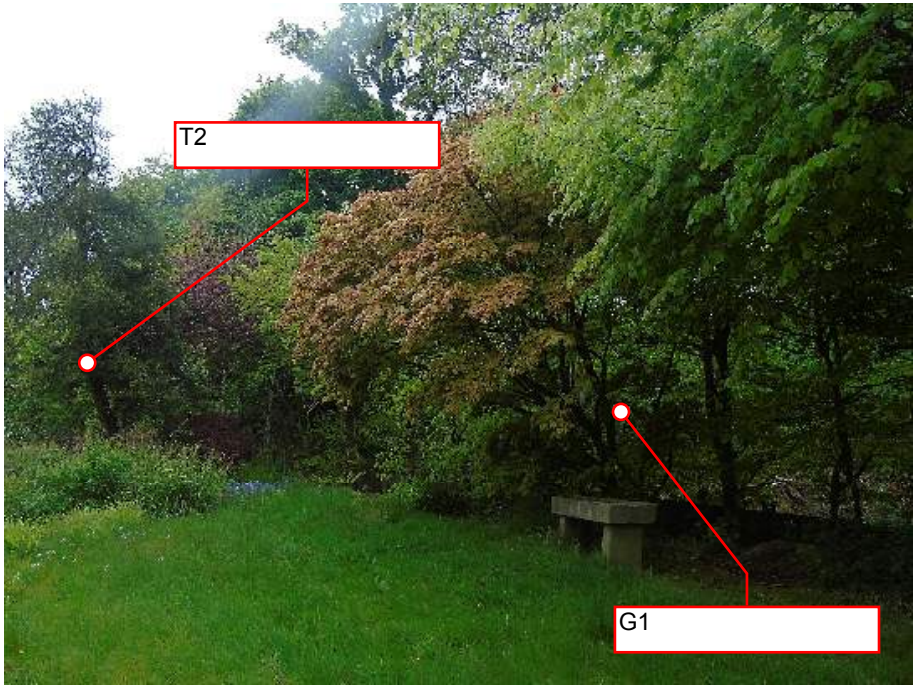
Appendix 3: Images

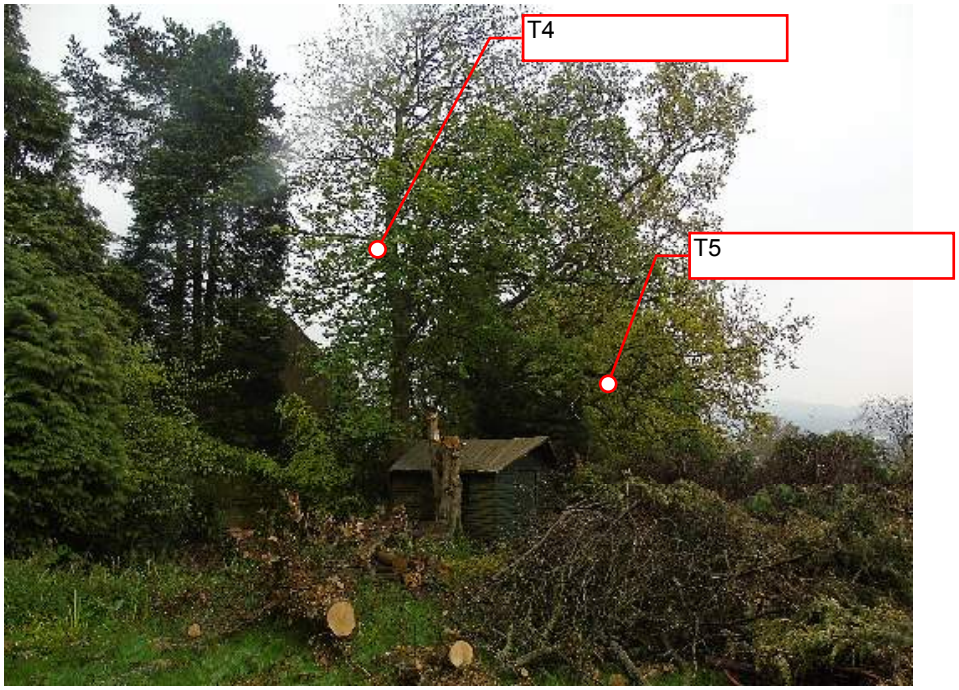
Lowood, Whins Ln

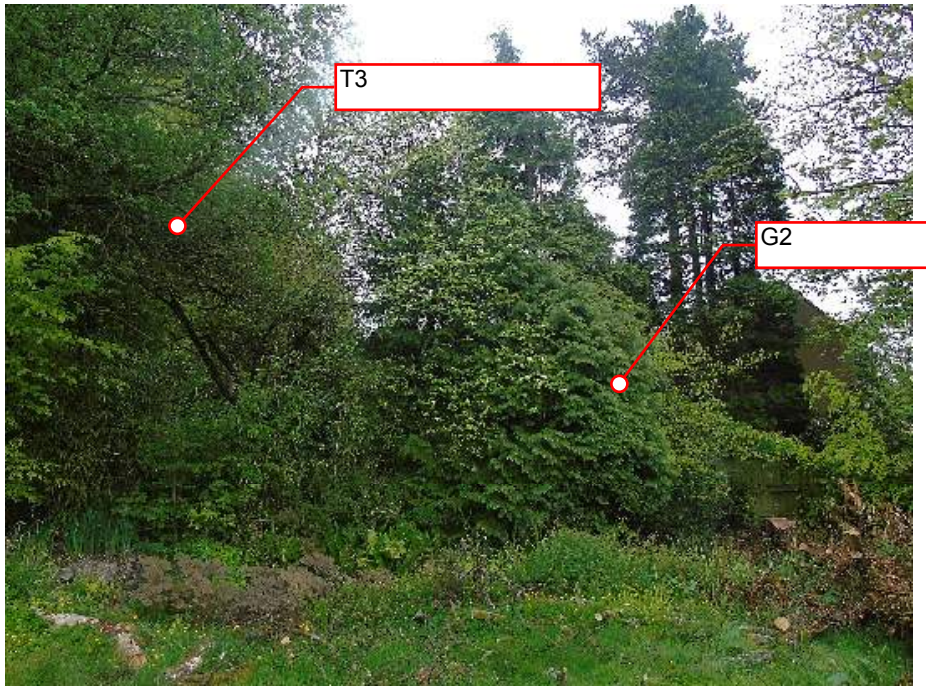


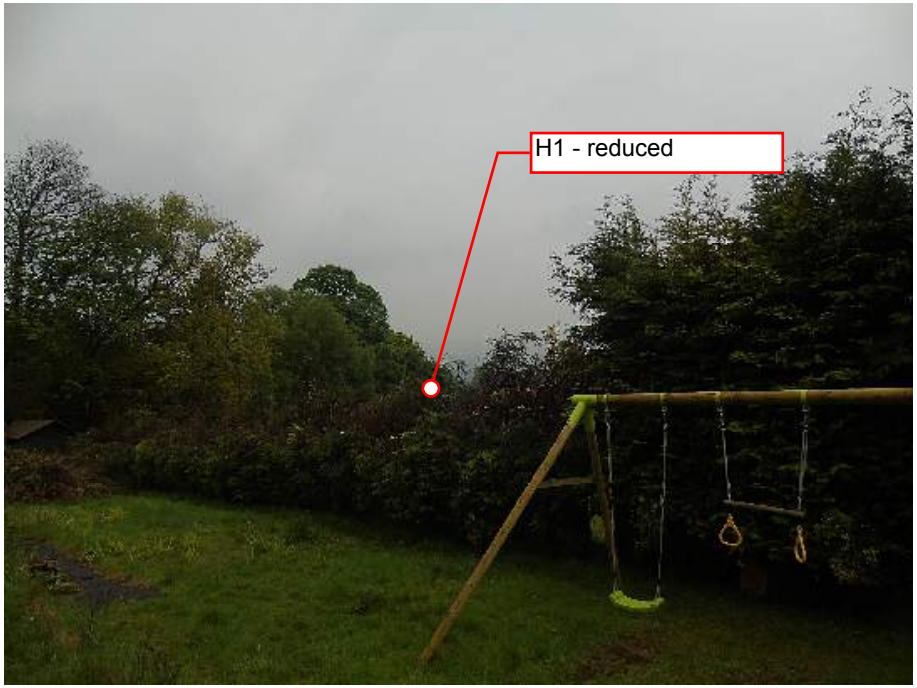


Appendix 3: Images

Lowood, Whins Ln







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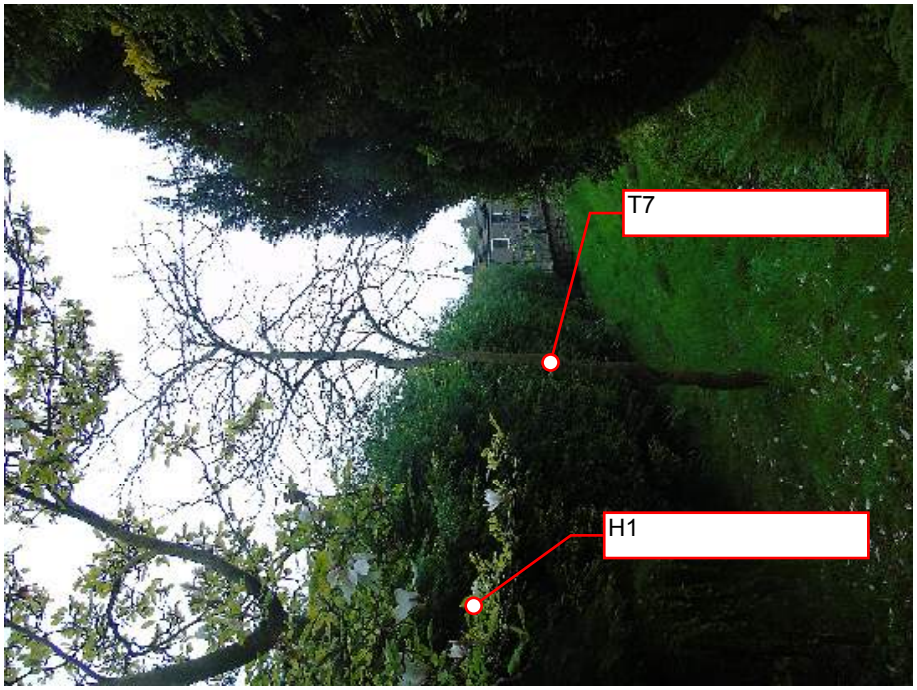

APPENDIX 4

Selected Reference List

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