

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Arboricultural Impact Assessment

Land off Peel Park Avenue
Clitheroe
BB7 1EU

January 2018

Ascerta

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Appendix 1 Tree Data Tables in accordance with Table 1 of BS5837: 2012

**Appendix 2 Drawing P. 904.17.01 *Tree Survey*
 Drawing P. 904.17.02 *Tree Constraints & Draft Protection Drawing***

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent land off Peel Park Avenue, Clitheroe, BB7 1EU has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 30 residential dwellings, which will directly require the removal of G1 and G2. We also propose the removal of T2 on the basis of limited safe long-term retention value within the developed site.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land off Peel Park Avenue, Clitheroe, BB7 1EU and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 24th July 2017 by Robert Armitage BSc (Hons), a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, in order to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

- 2.1** Our client's objective is to develop the site by the construction of 30 residential dwellings.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
 - Identify which trees will need to be removed directly to accommodate the proposed development of the site;
 - Identify any indirect impact from the proposed development on trees proposed for retention;
 - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
 - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
 - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

- 3.1 The National Planning Policy Framework (March 2012) sets out the Government's planning policies for England and how these are expected to be applied. The Framework contains a presumption in favour of sustainable development, with sustainable development in the UK being defined under the UK Sustainable Development Strategy *Securing the Future*. This sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
- 3.2 The Framework seeks to facilitate the approval, without delay, of developments that meet the objectives of up to date Local Plans. Where proposed developments involve net gains for nature and biodiversity, this is to be seen as a positive improvement in the quality of the natural environment and thus in compliance with the objectives of the Framework.
- 3.3 The site lies within the Ribble Valley Borough Council administrative area and is subject to the policies contained within its Local Plan. These have been taken into account when writing this report.
- 3.4 Checks made with the Local Planning Authority on 24th July 2017 indicate that none of the trees within the site are subject to statutory controls either in the form of a Tree Preservation Order, nor by virtue of their location within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

- 4.1** We have been supplied with a digital copy of the topographical survey which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low/medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 24th July 2017 during sunny and cloudy weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.
- 4.4** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.
- 4.5** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.
- 4.6** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** Five individual trees, five groups of trees and one hedge were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.904.17.01 *Tree Survey*.

- 5.2 Direct Impact on Trees:** The development of the site as proposed will directly require the removal of G1 and G2.

We also recommend the removal T2 on the basis of limited safe long-term retention value within the developed site. The tree is beginning to show signs of decline within its canopy and considering species and age, we anticipate the tree's condition will deteriorate significantly over the next 10 years. A recent large limb-tear out has left the canopy biased to the south and is particularly exposed on the northern side, with all main scaffold branches colonised by dense Ivy. This has effectively given the tree a large, imbalanced sail and it is unlikely that the tree has structurally adapted to the difference in the effect of wind forces on the altered canopy shape. Mature Ash trees of this age tend to shed large diameter branches and given its current condition, with the added possibility of total tree failure due to windthrow, we feel the tree is better removed.

Compensation for the loss of trees and the impact on canopy cover can be provided by way of planting new trees at the landscape stage of the project. Where applicable, opportunities for new planting are indicated on the drawings accompanying this report. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be positive.

- 5.3 Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.
- 5.4 Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, there are no hedgerows within or immediately adjacent the site that could be considered important in the context of the regulations.
- 5.5 Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings.

5.0 Survey Results & Impact Assessment (Continued)

- 5.6 Potential for Shading & Nuisance:** Mature trees in urban and suburban areas add significant value and environmental benefits to properties; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of properties, whether that be buildings, garden / open space or other areas of general use during part of the day. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority.

In this instance, the trees adjacent plots 14-17 within G3 have a potentially domineering presence over the gardens and back elevations of the houses. We therefore recommend that a thorough pruning schedule is implemented for this group of trees to try to provide a more balanced relationship between the trees and garden space. This will likely involve the removal of smaller diameter secondary branches in the lower canopy to lift the canopies to a suitable level and the reduction of higher branches back towards the boundary. Such works should not detract from the overall landscape value of the trees and should not result in any long term adverse impact on structural integrity and overall health.

We also recognise the potential for shading from trees along the southern boundary (G4). However, with a small element of management across the entire group, including thinning of smaller diameter, poorer quality suppressed trees, pruning of the unmaintained understorey and an element of pruning once every 1-2 years, we do not feel there will be pressure to remove the trees due to shading and the trees can be retained within the developed site without causing a foreseeable nuisance to the future owners.

- 5.7 Boundary Screening:** Trees located adjacent to site boundaries generally make a welcome contribution to the screening of views. In this instance, there is opportunity for new planting along the eastern boundary of the site, which can be addressed at the landscaping stage of the project with a suitable mixture of trees, shrubs and where appropriate hedging to soften the hard edges of the built environment, filter views in and out of the site and generally integrate the development into the surrounding landscape.

- 5.8 Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority as well as current best practice guidance. Where applicable, and subject to the possibility of an element of acceptable pruning, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Acknowledgement should however be given to the fact that property owners are largely free to plant trees as close to their property as they wish, therefore any requirement for future maintenance of existing or future vegetation should not be given any weight in the determining of this application. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent properties, the existing layout, together with any vegetation management prescriptions either at this stage or in the future, is considered acceptable from a design perspective.

5.0 Survey Results & Impact Assessment (Continued)

- 5.9 Existing Areas of Hard Standing:** There are no existing areas of hard standing on site, therefore there are no potential implications for retained trees.
- 5.10 Existing buildings/structures to be removed:** There are no buildings to be demolished and therefore there are no arboricultural implications associated to demolition.
- 5.11 Proposed Areas of Hard Standing:** There are no areas within the proposed development where proposed hard surfaces encroach within root protection areas of retained trees; therefore, there are potentially no indirect impacts from the development process providing that all other recommended safeguards as outlined in this report are implemented.
- 5.12 Proposed Buildings Located Adjacent / Within Root Protection Areas:** There are no areas within the proposed development where proposed buildings encroach within, or are located immediately adjacent to the Root Protection Areas of retained trees. There is therefore no need in this instance for special construction methodologies over and above the proposed arrangements for tree protection as outlined elsewhere in this report in order to safeguard trees from the impacts of construction works.
- 5.13 Proposed Drainage & Domestic Services:** At the planning application stage of the project, details of proposed drainage arrangements and provision of utility services are generally not known. During the installation process however, general guidance can be obtained from the National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.
- 5.14 Working Space During the Construction Phase:** The site is of a size such that there will be adequate working space throughout the construction phase, with little if any potential impact on retained trees. However, it is essential that construction exclusion zones created to safeguard retained trees are not breached without prior consideration and implementation of control measures to limit any potentially negative impacts on trees.
- 5.15 Access Facilitation Pruning:** It is likely that several trees around the boundaries of the site will require an element of pruning works in order to provide a suitable clearance between retained canopies and new plots. We anticipate this is likely to involve canopy lifting to 4m with branch tips reduced back 1-2m in most areas. We recommend these works are carried out in accordance with a thorough pruning schedule produced in advance of any construction works. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.0 Survey Results & Impact Assessment (Continued)

- 5.16 Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure. In this case, parts of the site that could be planted up at the landscaping stage of the project are effectively excluded from construction activities by the tree protection fencing and therefore there is no need to erect additional fencing to protect the soil structure.
- 5.17 Requirement for an Arboricultural Method Statement:** Provided that protective fencing is erected in advance of the commencement of the development and retained intact throughout the construction phase, there should be no specific requirement for an Arboricultural Method Statement in this case. The erection of protective fencing in accordance with a suitable tree protection plan should however be subject to a suitably worded condition attached to the planning consent notice.
- 5.18 Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

- 6.1 Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form a construction exclusion zone around the retained trees. Provided that these measures are implemented in advance of, and retained intact throughout the course of the construction phase, there should be no specific requirement for a Tree Protection or Arboricultural Method Statement.

7.0 Summary of Impacts & Potential Mitigation Factors

- 7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required in order to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	G1, G2 and T2	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Biodiversity enhancements can also be achieved through the landscape proposals.
Indirect physical impact on retained trees	Retained trees	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development.
Potential for shading and nuisance	G3 and G4	Thorough pruning schedule produced for all trees within G3 and G4 and the agreement with owner of the removal of smaller, sub-dominant trees within the lower canopy and management of understorey.
Access Facilitation Pruning	G3 and G4	Thorough pruning schedule produced for all trees within G3 and G4. All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 <i>Tree work – Recommendations</i> .
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

- 7.2 On the basis of the above and the contents of this report, we do not consider an Arboricultural Method Statement is necessary at this stage. The erection of tree protective fencing in advance of the commencement of the development, ensuring that it is retained in-situ throughout the construction phase, together with careful site works that are sympathetic to retained trees, there should be no particular adverse impact on trees from the proposed development.

8.0 Conclusions & Recommendations

- 8.1** The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.
- 8.2** We recommend that a landscape proposal be prepared for the site, to include where feasible provision for the planting of a mixture of native, as well as ornamental trees, shrubs and hedges, and implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that a thorough pruning schedule is produced for G3 and G4 to achieve a more balanced relationship between retained trees, buildings and garden spaces.

9.0 References

Department for Communities and Local Government (March 2012) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

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for the Built Environment

Appendix 1

Site: P.904.17 Site at Peel Park Avenue, Clitheroe BB7 1EU
 Client: Applethwaite Ltd.,
 Brief: Tree Survey to BS5837:2012

Surveyor:
 Survey Date:
 Survey Conditions:

Robert Armitage
 24th July, 2017
 Sunny and cloudy

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							
T1	Birch	5	340	4.08	1.5	1.5	1.5	1.5	0.5	Y/EM	F	Well maintained globular form.	No works required.	30+	B2/C2
H1	Beech	2	100#	1.20	0.5	0.5	0.5	0.5	0	EM	F	Well maintained, healthy, linear feature.	No works required.	30+	B2
G2	Ash, Hawthorn and Elder	5	150 average	1.80	2	2	2	2	0	Y	F	Self-seeded Hawthorn scrub with self-seeded emerging 5m Ash. Low retention value with dense Bramble understorey.	Remove to accommodate development proposals. Plant replacement trees elsewhere on site at the landscaping stage of the project.	30+	C2
G3	Ash, Blackthorn, Hawthorn and Hazel	14.5	370 average See plan for accurate DBH's	4.44	6	6	6	6	0.5	EM	F	Partly maintained Hawthorn and Blackthorn hedge on western boundary. Now with self-seeded Blackthorn coming approximately 4m in to site. Scrubby understorey below approximately 14.5 to 15m emerging Ash trees. Linear feature. Multi-stemmed Ash tree. Some elements of decline in some canopies. However, general group vigour is good. Provides good screen and boundary definition.	Will benefit from a thorough pruning schedule to ensure canopies are suitably clear from potential working area. Poorer quality sub-dominant trees removed where necessary to thin group.	30+	B2
G4	Ash, Elm, Hawthorn and Blackthorn	15.5	400+ 380+ 400#	8.18	7	7	7	7	0	Y/EM	F	15.5m relatively evenly spaced self-seeded multi-stemmed Ash trees emerging from dense understorey of Hawthorn. Group as a whole provides relatively good screen to a potential development. Ash trees will need some management. Removal of small diameter deadwood, crown lifting of some trees.	Will benefit from a thorough pruning schedule to ensure canopies are suitably clear from potential working area. Poorer quality sub-dominant trees removed where necessary to thin group.	30+	B2

NOTE: The Category Guide applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837:2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)
 Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837:2012

Doc. No.: 054 / Issue No.: 006/ February '15

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837:2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

* For groups of trees, the stem diameter of the largest tree in the group is generally used

Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site: P.904.17 Site at Peel Park Avenue, Clitheroe BB7 1EU
 Client: Appletwaite Ltd.,
 Brief: Tree Survey to BS5837:2012

Surveyor: Robert Armitage
 Survey Date: 24th July, 2017
 Survey Conditions: Sunny and cloudy

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht. Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat	
					N	S	E	W							Grade	
T2	Ash	20	1140	13.68	4	8.5	10	7	2n	M	F	Previous large main leader snapped out towards northern side. Now with open sail canopy with canopy bias to the south, west and east. Dense Ivy colonisation on main scaffold branches and stem. Previously been severed at the base but Ivy still remains and is alive in most areas. Regular small diameter deadwood. Canopy appears in relatively good vigour for size and age of tree. Possible indications of lower stem hollowing, but very hard to tell the dense Ivy colonisation. Unable to see unions for good inspection because of the Ivy. Emerging from dense understorey of Hawthorn.	Remove and replace on basis of limited safe long-term retention value.	20	B2	
T3	Ash	9	280+ 350+ 300+ 300#	7.41	5	5	5	5	1.5s	Y/EM	F/P	Multi-stemmed relatively poor condition tree. Large area of missing bark on lower stem. Canopy appears in reduced vigour. Regular small diameter deadwood.	No works required.	20	C2	

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

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 T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)
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Ht: Approximate height of tree from ground level in metres
 Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
 P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
 Est. (yrs): Estimated remaining contribution in years

Site: P.904.17 Site at Peel Park Avenue, Clitheroe BB7 1EU
 Client: Applethwaite Ltd.,
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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							
T4	Ash	14	880#	10.56	8	9	6	6	1w	M	F/P	Located immediately site boundary. Unable to access stem for accurate measurements or inspection. Canopy appears in reduced. Beginning to die back at most branch tips. Regular small diameter deadwood. Previous large main leader snapped out at approximately 8m. with evident decay. Hawthorn understorey.	No works required.	20	C2
G5	Hawthorn, Holly, Elder and Hazel	4.5	180# average	2.16	3	3	3	3	0	Y/EM	F	Intermittent sections of Hawthorn, Elder and Hazel unmaintained linear feature. Relatively low landscape value.	No works required.	30	C2
T5	Birch	9	300#	3.60	4	4	4	1	2	Y/EM	F	Located immediately adjacent site. Canopy bias away from site.	No works required.	30+	C2
T6	Ash	7	300#	3.60	2	2	0.5	3		Y	F	Poorly formed, canopy leaning away from adjacent larger Birch tree. Boundary unclear.	No works required.	20+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however, this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings
 T. No.: Tree number (T = Tree, G = Group, W = Woodland, H = Hedge, Cpt. = Compartment)
 Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
 Ht Crown Clearance: Canopy ground clearance
 Structural Condition: Description of any observed defects
 Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
 Root Protection Area Radius: Root Protection Area as per BS5837: 2012
 Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
 Preliminary Recommendations: Made in respect of known / intended use of the site
 * For groups of trees, the stem diameter of the largest tree in the group is generally used
 # Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
 Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
 P (Physiological Condition): G = Good, F = Fair, P = Poor, D = Dead
 Est. (yrs): Estimated remaining contribution in years

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Appendix 2

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can use technical information of America. The driving force behind the project is the fact that it has been decided to apply without prior

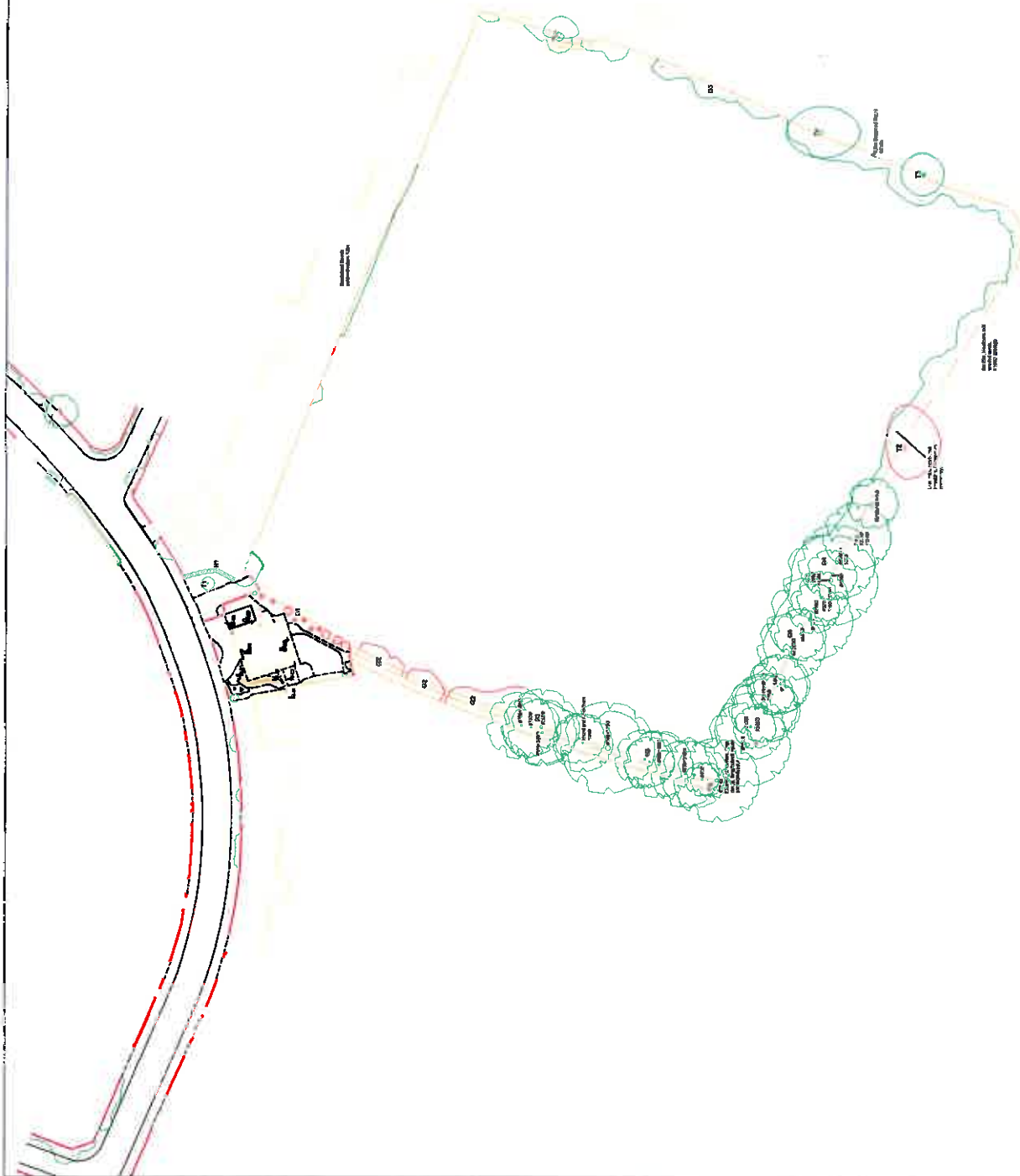
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Revision A-15, 01, 2018

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2. 2007年12月31日
 2007年12月31日

PROJECT:

Full Name: _____
Date: _____

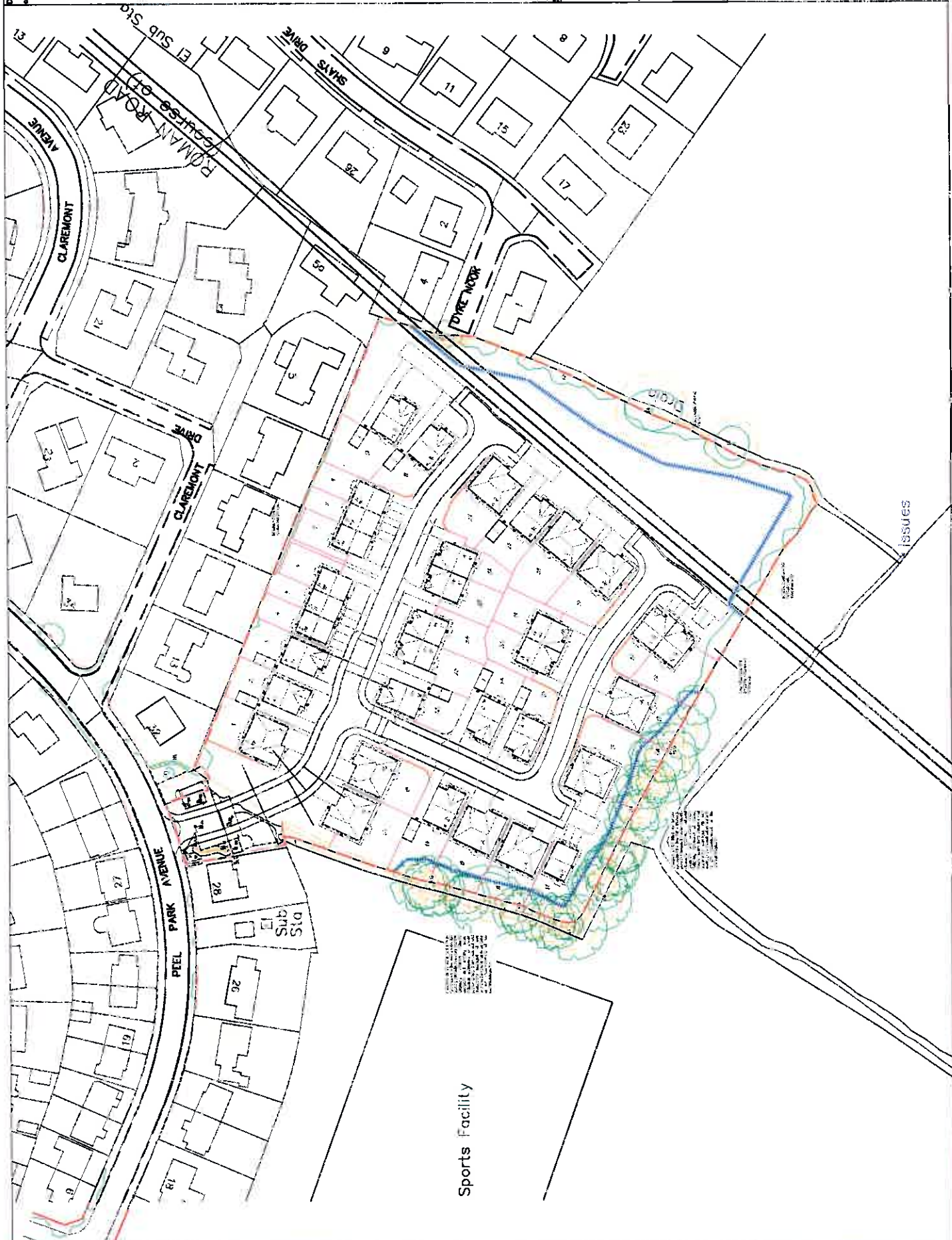
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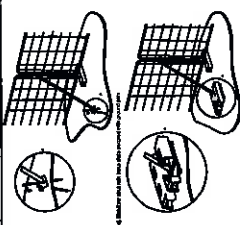
The drawings are for design and landscape information only. They are not to be used for construction purposes. The drawings may be used for the specific purposes for which they were prepared, but they are not to be used for any other purpose without the written consent of the author.

KEY

- Existing trees to be retained
- Extent of Road Protection Area for proposed road
- Proposed location of protective fencing - see note for type 1



Revision A - 11/01/2018



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