YEW TREE AND GARDENS

CLIENT: MR & MRS TAYLOR
MANOR HOUSE, HOWGILL LANE
RIMMINGTON, CLITHEROE

.

TREE REPORT

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1. SITE

A. SITE DESCRIPTION

1. The survey site is comprised of an area of maintained grounds at the dwelling Manor House, Howgill Lane, Rimmington, Clitheroe Lancashire. This site currently consists of areas of maintained lawns / amenity grass cover and a number of individual trees and groups of trees.

2. Tree stock within the survey area is mainly comprised of individual ornamental / amenity tree stock with a predominance of garden varieties and semi to early mature age class trees.

3. The site is bounded to the South by further grounds Manor House, to the North and East by agricultural land and to the South and West by public highways.

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 18/07/17, tree heights were estimated via use of a 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. The site images were taken at the survey date with Sony DCS-H400. Sun positions were estimated on site via Sun Surveyor software. Weather conditions were bright with full sun and light 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 and adjacent to the site. These are comprised of the existing dwelling, a number of outbuildings, adjacent dwellings and the public highway. Boundary tree stock including T1 requires regular inspection irrespective of any development.

B. PROPOSED DEVELOPMENT

2. The current development proposal undergoing design consideration is for the construction of an access route from the North West boundary of the site.

3. TREE PRESERVATION ORDERS AND CONSERVATION AREAS

A. SITE DESCRIPTION

1. The site covered by this survey 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 any active Tree Preservation Orders (TPO's). via the Ribble Valley Borough Council published TPO list :https://www.ribblevalley.gov.uk/download/downloads/id/8634/protected_trees_in_the_ribble_valley.pdf.
   This does not indicate the presence of a TPO within or adjacent to the site.

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 distributed throughout the site.

2. A total of 4 trees are located within the Southern section of the site in maintained garden areas immediately adjacent to the existing dwelling. These are tree references T1 to T5 and T15

3. All further tree references T6 to T14 and groups G1 and G2.

4. An overview of the site based upon the surveyed canopy and RPA (Root protection area) extents indicates that the central to southern areas of the survey site is relatively free of significant tree constraints. The Northern areas of the site have denser tree cover but this is of generally low retention value / condition.

WITH REGARDS TO TREES LOCATED WITHIN THE SOUTHERN SECTION OF THE SITE**:**

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

1. Tree reference T1 is an early mature age class Spruce. It is located in relatively close proximity to the existing dwelling It's location should not influence a development but we do note that this tree may have a limited retention span due to the extent of the current and future crown in relation to the dwelling and the unsuitability of the species for effective crown reduction / pruning.

2. Tree references T2 to T5 are garden trees of either fruit or ornamental varieties. They do not make a notable individual or collective contribution within the site or wider landscape and tree reference T5 is in poor condition. These trees should not influence the layout of a development and may be readily replaced with mitigation planting if required.

3. Tree reference T15 is a mature age class Hybrid Cypress of typical form with dense crown and multiple main stems. This tree is not individually significant but does make a contribution to boundary screening. Due to the location and size of T15 it should be possible to retain this tree within a development.

4. No other trees are located within or adjacent to the Southern section of the site.

5. 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 IN THE NORTHERN SECTION OF THE SITE:

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

1. As can be seen from Appendix 2: Tree Location Plan, tree references T6 to T14 and groups G1 and G2 form an area of tree cover in the Northern section of the site.

2. This are of the site would appear to have undergone relatively recent planting of these trees to form an amenity / landscape feature adjacent to the maintained gardens. Trees within this section of the site are generally within the semi to early mature age classes and are comprised of a mixture of species with a number of non-native species.

3. As detailed in Appendix 1:Tree Schedule, a significant number of the trees within this area of the site have either notable defects / declining condition or are poorly formed due to the close spacing of the original planting, absence of thinning works and possible action by pathogens (the condition of T8, T9 and G1 may indicate the presence of *Armillaria mellea* as we noted typical rhizomorphs on dead stems).

4. Overall, the trees within this section of the site make a limited contribution within the surrounding and wider landscape. Due to the condition and structure of the group this contribution is not likely to greatly increase in the future.

5. We are of the opinion that trees within this area of the site should not significantly influence the layout of a proposed access route. The size and age of the surveyed trees may allow the retention of suitable trees within a development i.e. suitable trees along the Eastern and Western boundaries of the survey area.

6. The likely removal of a section trees from group G2 in order to form a new access point would not represent a significant reduction in tree stock within the site. It may be possible to retain the majority of G2 within a development in order to continue the existing site boundary screening.

7. If trees are retained in close proximity to a proposed access route it would be possible to construct the route from ‘no dig’ built up methods via geocell construction and permeable surfaces.

8. 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 or directly adjacent to the site.

2. Recommendations for 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 may 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, most notably those around the site boundary i.e. possibly T7 and T15.

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 significant 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 any retained trees is required.

2. The limited size and retention value of trees within the surveyed site combined with their location mean that they will either require removal in any development or are of a current and future size that will not impact upon a development. No above ground constraints would be placed upon the development by these trees.

3. If trees are retained around the margins of the Northern area of the site they may require crown lifting to provide adequate ground clearance for vehicles.

4. Shadow extents are indicated within Appendix 2 of this document – see estimated Midsummer shadow plots (orange line Appendix 2: Tree Location Plan). Due to the nature of the proposed development it is unlikely that shadow extents will have an impact upon it

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. The age class and size of the surveyed trees would allow any replacement trees to rapidly achieve the same size and contribution as the current tree stock.

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 is an absence of significant tree stock within the site or adjacent to the site boundaries.

2. The surveyed trees within the site are of relatively low retention values as defined in BS5837:2012. These values are assessed on the basis of individual and landscape contributions and the estimated safe remaining lifespan of the trees.

3. A considerable section of the site is free from significant tree constraints, both below and above ground. Whilst the development of an access route within the Northern section of the survey area will require the removal of a number of trees, these trees are not of significant retention value and their removal would be readily mitigated by replacement planting. We note that the existing surveyed trees require remedial management works i.e. thinning irrespective of any development.

4. A number of the trees within the maintained gardens and the Northern section of the site have significant defects or are of declining condition which will require their removal in a <20 year timespan irrespective of any development.

5. The age class and size of surveyed trees within and around the edges of the Northern section of the site may allow retention of a number of trees in relation to the access route. Appropriate construction techniques would also allow the formation of an access route in the proximity of any retained trees.

6. Trees within the gardens adjacent to the existing dwelling would not be impacted upon by a development forming a new access route in the North of the site

7. 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 within 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 Manor House, Howgill Ln, Rimington _ Survey Date: 17/07/17 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	Picea abies (Norway Spruce)	EM	620	16	3	6	6	6	6	Good	10+	Crown 1m from roof line, phone line through crown. Tree is likely to have limited remaining span within current site due to mature size/spread and proximity to existing dwelling.	Should not influence the layout of a development	7.44	173.92	C1
T2	Juniperus communis (Common Juniper)	M	200	2.5	2	1.5	1.5	1.5	1.5	Fair	10+	Low form with crown lifted to 2m, located in planting bed. Crown 300mm from house wall, side branch at base forming second stem	Should not influence layout of a development	2.4	18.1	C1
T3	Malus (Apple)	M	205	5	1.5	3	3	3	3	Fair	10+	Unmanaged Apple, not pruned as fruit tree, stem bifurcates @ 1m; DBH measure taken at base. Power line1m from crown	Should not influence layout of a development, recommend pruning to improve fruit production	2.46	19.01	C1
T4	Chamaecyparis lawsoniana (Lawson Cypress	M	200	3.5	0	1	1	1	1	Good	10+	Hybrid cypress, columnar form, located 1m from power line	Should not influence layout of a development, may require future removal due to proximity to power line	2.4	18.1	C1
T5	Prunus domestica (Damson)	EM	120	8	1	2	2	2	2	Poor	<10	Tree circa 75% dead, 1 x stem in leaf	Will require removal irrespective of any development	2.5	19.64	U
T6	Prunus (Ornamental Flowering Cherry)	M	370	12	1.5	3	5	5	5	Fair	10+	Stem bifurcates @ 2m, area of dieback within centre of crown	Monitor condition, early stages of decline	4.44	61.94	C1
T7	Acer platanoides (Norway Maple)	EM	270	15	2	6.5	6.5	5	6.5	Good	20+	Multi stem form, structure and form typical of species with included bark unions, crown influenced by T6	Tree may have poor / unbalanced form if T6 declines and is removed	4.58	65.91	C1
G1	Prunus avium (Wild Cherry)	SM	150	10	2	1	1	1	1	Dead	<10	Group of dead trees around T7 adjacent to field boundary. Armillaria sp rhizomorphs on dead stems	Require removal	1.8	10.18	U
T8	Cotoneaster frigidus (Cotoneaster)	M	175	10	4	1	4	1	1	Poor	<10	Multi stemmed with part failed stem at base, die back in 2 x stems	Unsuitable for long term retention	3.64	41.63	U
T9	Prunus cerasifera (Cherry Plum)	EM	200	8	2	3	1	3	3	Fair	<10	Multi stemmed with unbalanced crown due to T8, areas of dieback in crown	Limited retention value	4.15	54.11	C2
T10	X Cupressocyparis leylandii (Leyland Cyp	EM	530	16	2	2	2	2	2	Good	10+	Typical form, single stemmed with bifurcation into multiple upper stems, previous crown lift	Limited current retention value, some boundary landscape value	6.36	127.09	C1
T11	Quercus petraea (Sessile Oak)	SM	270	16	2	5	5	5	3	Good	10+	Slightly supressed form due to surrounding trees	Limited current retention value, some boundary landscape value	3.24	32.98	C1
T12	Gleditsia triacanthos Sunburst (Honey Locust)	M	190	14	1.5	3	3	3	3	Fair	10+	Slightly supressed spindly form due to competition from surrounding trees	Requires thinning / removal of overall density of surrounding trees if retention is required	2.28	16.33	C1
G2	Acer pseudoplatanus (Sycamore),Acer platanoides (Norway Maple),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Malus (Apple),Prunus avium (Wild Cherry),Prunus laurocerasus (Cherry Laurel)	EM	175	10	1	3	3	3	3	Fair	10+	Dense group along boundary, mix of shrubs and trees in semi to early mature age classes. Norway maple largest at 240mm with average size of trees circa 175mm. Additional colonisation by native species	Will require management and thinning if long term retention value is to be realised	2.1	13.86	C1
T13	Betula utilis Jacquemontii (Himalayan Birch)	EM	185	16	2	3	3	3	3	Fair	10+	Co dominant form with poor stem taper ratio development. Previous crown lift. Tip dieback and sparse crown.	Limited retention value, tree vigour may be suffering from competition from surrounding trees	3.14	30.98	C1
T14	Prunus cerasifera (Cherry Plum)	M	200	10	1.5	2.5	2.5	2.5	2.5	Poor	<10	Co dominant stem with ivy cover (severed) Northern stem of pair has poor vigour with <20% live crown	Limited retention value, likely to require future removal	3.4	36.32	U

Appendix 1: Tree Schedule Manor House, Howgill Ln, Rimington _ Survey Date: 17/07/17 Surveyor: A. Wood

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations	RPR m	RPA m^2	Category
T15	Chamaecyparis lawsoniana (Lawson Cypress	M	300	10	2.5	3	3	3	3	Good	10+	Co dominant stem with dense crown, minor stem growing between main stems towards West	Provides screening for dwelling / gardens	5.09	81.4	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

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:
Manor House
Date of Survey:
17/07/17
Surveyor:
A. Wood
Date File Created:
16/08/17

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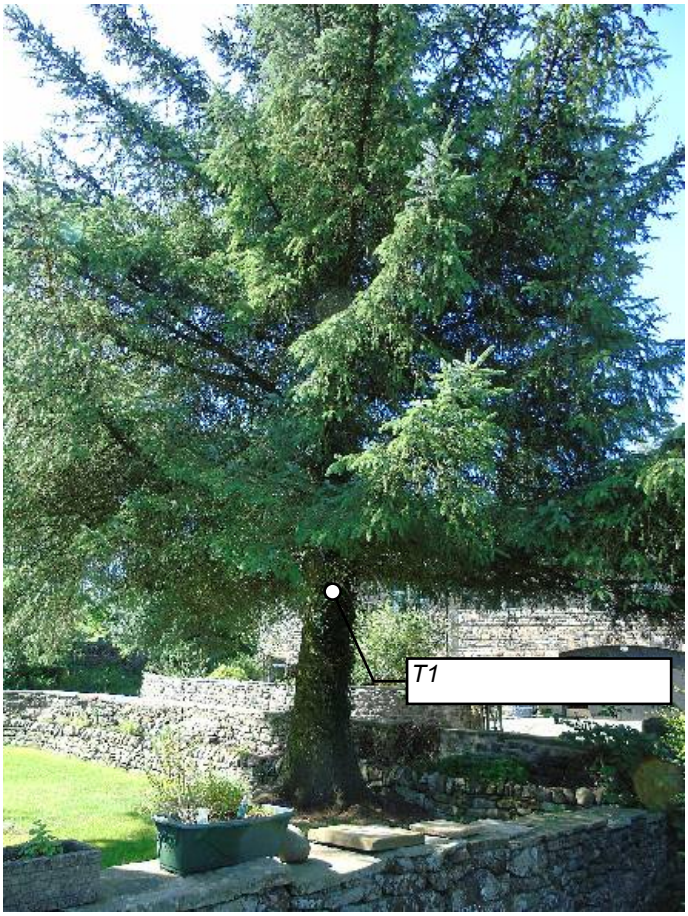
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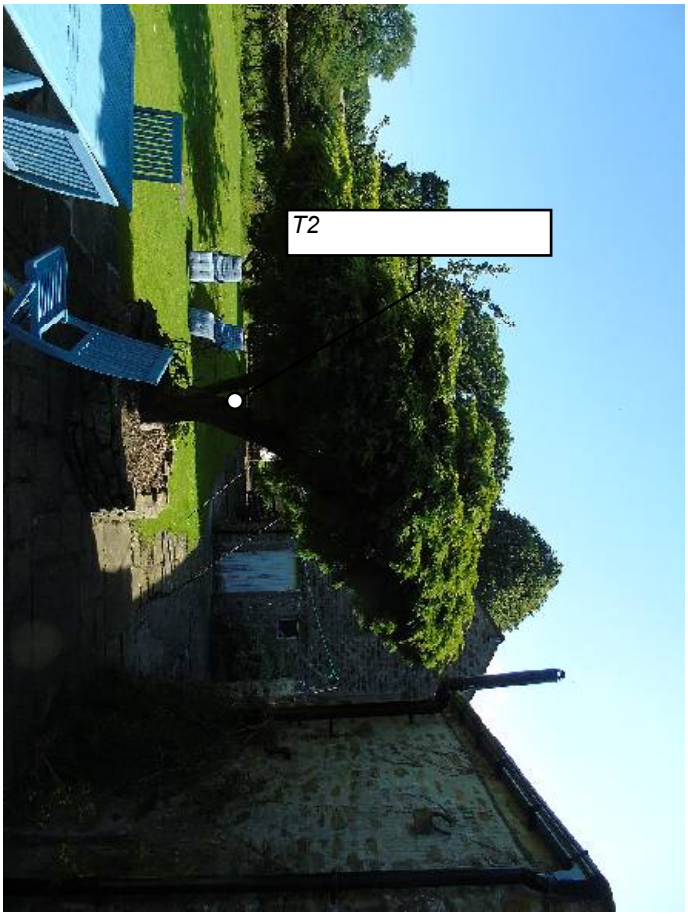
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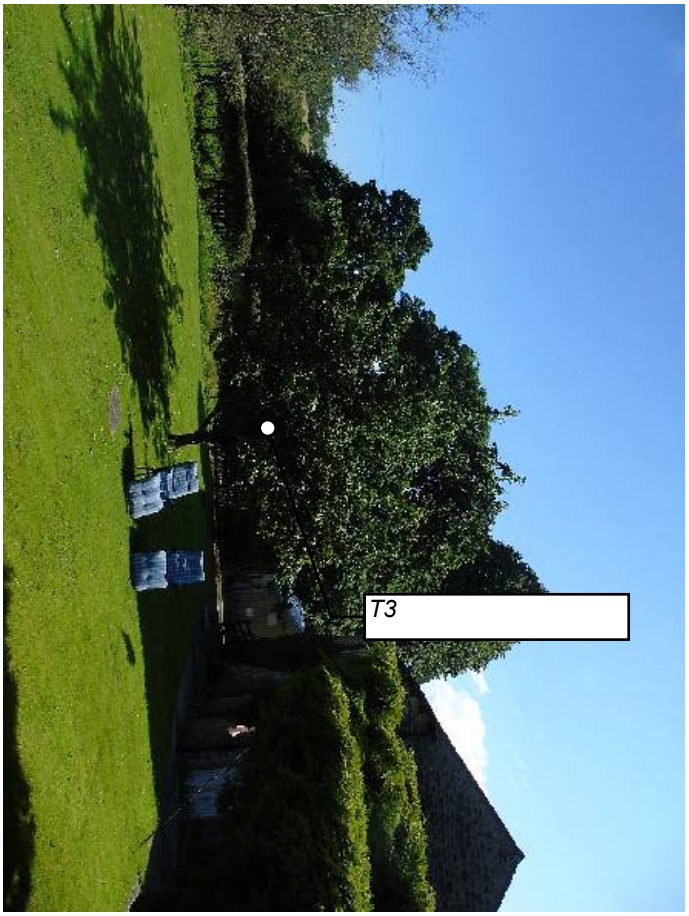
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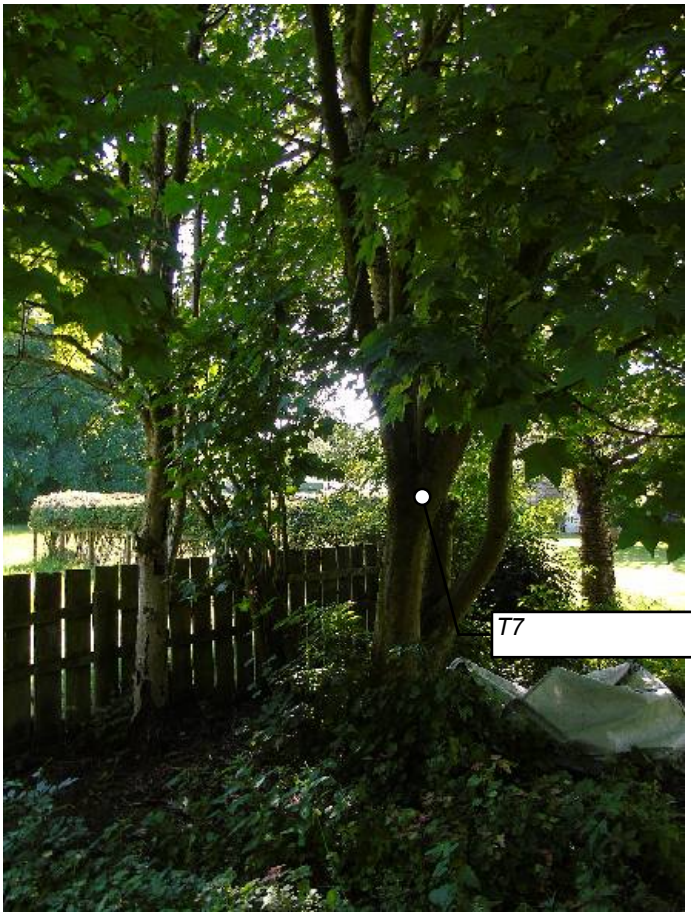
T5


T6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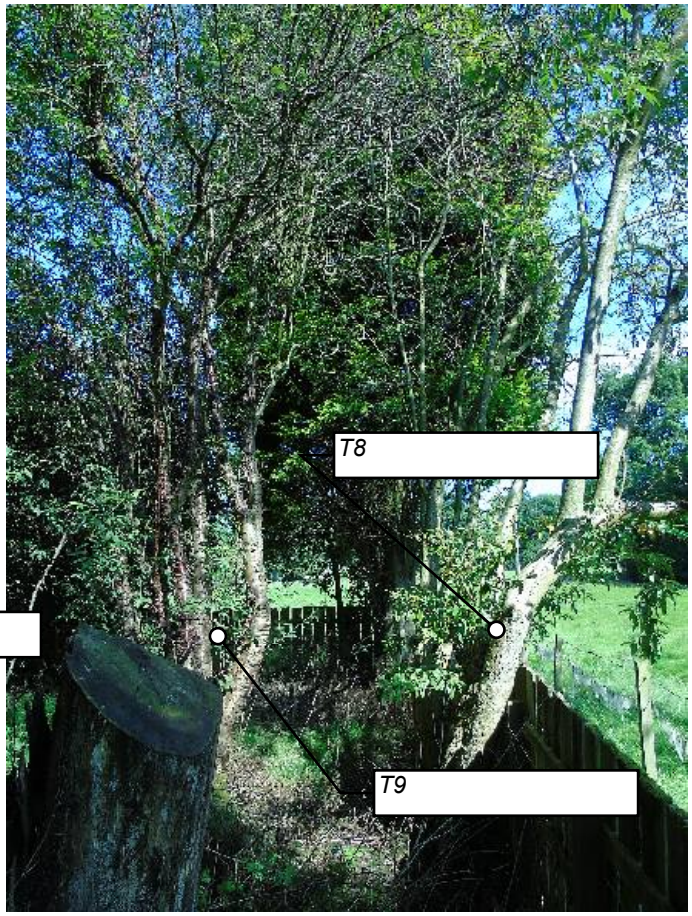
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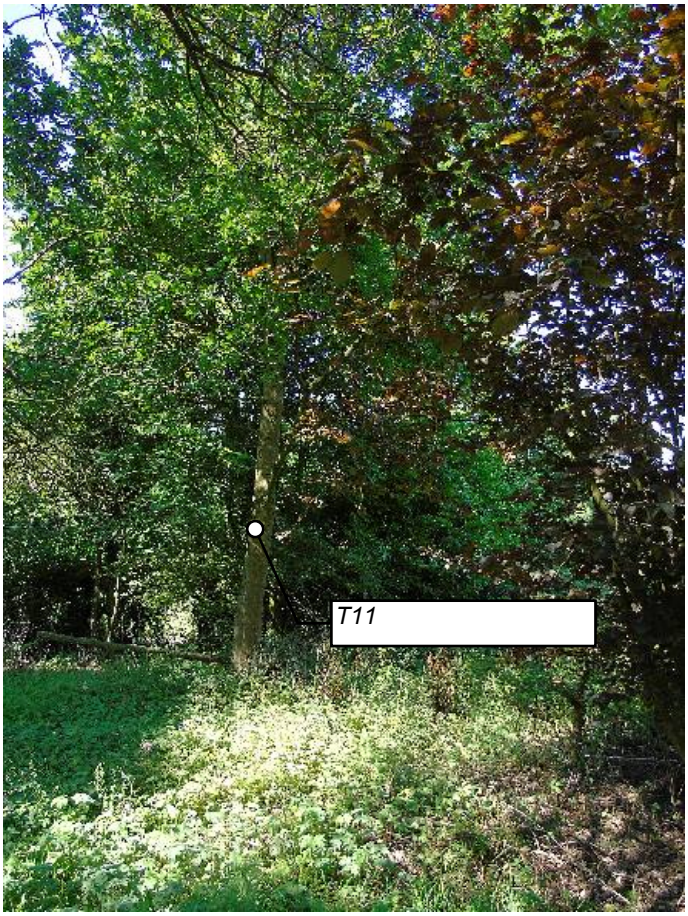
T9


T11


T13


T12


T15
T14

APPENDIX 4

Selected Reference List

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