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ARBORICULTURAL SURVEY

Georgina Tearne MSc HND (Arboriculture) F.Arbor.A.
16th March 2016

SITE ADDRESS

Proposed Development Site
Blackburn Road
Simonstone

PREPARED FOR:

Craven Design Partnership Ltd.

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1 BACKGROUND

1.1 Brief

This arboricultural report has been commissioned by;

Craven Design Partnership
Ribble Court
1 Mead Way
Shuttleworth Mead Business Park
Padiham,
Burnley,
Lancashire
BB12 7NG

It is required as part of a planning application for re-development of a site on:

Blackburn Road
Simonstone

1.2 Documents provided

To assist in the production of this report I have been provided with a copy of the Topographical Survey and the proposed site layout prepared by Craven Design Partnership ref: 1883/01

1.3 Tree Status

Prior to any work being carried out on site the status of the trees should be established and the appropriate permissions sought if any Tree Preservation Orders apply to the site. It is worth noting that any works specified within an approved planning application do not require further approval.

2 SURVEY DETAILS

2.1 Site Visit

2.1.1 Surveyor

Georgina Tearne MSc. H.N.D. Arboriculture. F.Arbor.A.

2.1.2 Date of Survey

16th March 2016.

2.1.3 Other Persons Present

Vic Craven of Craven Design Partnership.

2.1.4 Weather Conditions

During the survey it was fine with an approximate temperature of 8 degrees.

2.2 Inspection Methods

A visual tree inspection was carried out from ground level of the trees within and directly adjacent to the site.

Data collection of the trees surveyed has been carried out to BS5837:2012 and full details of the methods used are provided in Appendix 1.

An overview of the items is presented in the following section while notes in the form of a schedule are presented in a schedule at Appendix 2. The location of the trees and groups are identified on the accompanying plans Ref: 160303TCP & 160303TPP.

Although the tree positions on the drawings accompanying this report are based on the provided topographical survey off-site tree were not shown and therefore their positions should not be assumed to be accurate and all measurements should be checked on site.

3 SITE OVERVIEW

3.1 Site Description

3.1.1 The proposed development area is a roughly triangular piece of land which consists of a car park with a disused area of brownfield land beyond. The car park surfacing is well worn and beginning to deteriorate while the brownfield area is becoming covered in scrub and low quality trees. There is no vehicle access beyond the car parking area at present and the car park is accessed from an access road off Blackburn Road to the south of the site.

3.1.2 The site slopes gradually across the car park towards the south and rises more significantly up to the northern boundary with the disused railway line. Proposals for the site should consider any necessary level changes which may impact on the root systems of trees to be retained.

3.2 Tree Population

3.2.1 The tree population within the site is quite limited with a few trees notes around the rear and eastern boundaries of the car park and within the disused area of the site. The main trees of note are however off site within the disused railway line. Here the trees are more mature and of higher value.

3.2.2 The trees surveyed total 15 items of vegetation which consists of 6 individual trees and 9 groups. Of these 1 group has been categorised as B while all the other individuals and groups have been categorised as 'C' in accordance with BS5837:2102.

3.2.3 Due to the nature of the site and the position of the trees the tree population within the site is considered to have a very low amenity value. The off-site group identified is considered to have a moderate amenity value.

4 TREE CONSTRAINTS

4.1 Root Protection Areas

4.1.1 The accompanying drawings (Ref: 160303 TCP & 160303 TPP) show the positions, canopy spreads and root protection areas (RPAs) of the trees included within the survey. The RPAs are calculated from the tree stem diameters following the guidance of BS5837:2012. Although the RPA attempts to identify an area of the tree's root system which should be protected the simplistic circle (or square) does not take account of constraints such as buildings, land form and walls etc. which may have restricted or influenced root development. In this particular instance circular RPAs are considered to provide a reasonable guide to the extent of the rooting areas which should ideally be protected. The canopy extents for many of the 'C' groups are considered to be a reasonable guide for the RPA requirements.

4.1.2 Following the guidance of BS5837:2012 proposals for the site should aim to incorporate those trees which are identified as 'A' and 'B'. In this instance this applies to 1 off-site 'B' group. In line with BS5837 the 'C' category trees can usually be retained at least in the short term although it is generally accepted that they should not influence the proposed layout.

4.1.3 When considering the layout of the site and the retention of significant trees proposals should generally be kept outside of the RPAs. However, it may be possible to encroach slightly into one side of these areas or more significantly where it can be shown that the construction techniques and materials to be used will not be detrimental to the overall well-being of the trees.

4.2 Tree Canopies

4.2.1 Four-point canopy spreads for each individual tree are indicated on the accompanying drawings. Generally the canopy spread of a tree constitutes a constraint in terms of its physical presence and its shading potential. Consideration will be given to both the current and potential canopy spreads in relation to the proposals for the site in the following impact assessment.

5 IMPACT ASSESSMENT

5.1 Site Proposals

5.1.1 Proposals for the site include the construction of 18 relatively small 'units' with associated access and parking areas.

5.2 Statutory Tree Protection

5.2.1 The status of the trees should be established prior to any works being carried out. It is however, worthy of note that any work identified within a planning approval will over-ride any existing legislative protection.

5.3 Tree Appraisal

5.3.1 Due to the proposed layout of the site and the low quality and value of the trees identified within its limits it is felt appropriate to recommend the removal of all of the trees currently located within the site. The proposed development will provide an opportunity to provide a new landscaping scheme which will hopefully include some tree planting which will provide structure and a valuable tree asset in the future.

5.3.2 The only potential conflict would be with the units running close to the northern boundary and thus the trees off-site and within the disused railway beyond. The trees here are considered to be of moderate value and must be retained. The RPAs of some of the trees extend into the proposed development site and close to or just within the proposed location of some of the units. However, the encroachment is considered to be slight and the construction of the units is unlikely to cause any significant long-term damage to the trees. In addition, the position of the trees generally to the north and north-west of the units means that shading will also not be a significant concern. Some light pruning will however, be required, to ensure clearance for construction and maintenance and again this should have a limited impact on the trees overall.

5.3.3 There is the potential for damage to trees to be retained during demolition and construction through vehicle access; material storage etc. and therefore protective

barriers should be installed as shown on the accompanying drawing ref (160303 TPP). These areas should be considered sacrosanct with no access at all during the development phase. It should be noted that this includes no changes to ground levels either through excavation or re-grading. The feasibility of this should be checked before the TPP is submitted for approval.

5.4 Services and Other Considerations

5.4.1 It is assumed that positions of the proposed services can be installed without encroaching into any of the fenced off area. If this is not achievable further advice should be sought.

6 CONCLUSIONS

6.1 The tree population surveyed includes both trees within the site and directly beyond the site boundaries. Those within the site are considered to have a very low amenity value while those beyond the boundary to the north have a moderate amenity value.

6.2 The proposal for the site is to construct 18 units with associated access and car parking.

6.3 Due to the low quality and value of the trees on site it is suggested that all the vegetation currently on site is removed. New planting can be incorporated into the proposed development.

6.4 The main concern is in relation to the off-site trees to the north. These trees must be retained and although some encroachment into their RPAs is required the overall impact is considered to be acceptable.

6.5 Protective barriers as shown on the accompanying drawing should be installed to protect the off-site trees.

6.6 All services must be installed beyond the area defined by the protective barriers.

7 GENERAL GUIDELINES, TERMS & CONDITIONS

7.1 All tree work should be carried out by qualified Arboricultural Contractors with at least £1 Million Public Liability Insurance cover.

7.2 Tree work must be carried out to BS3998 which specifies recommendations for tree work.

7.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.

7.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations within this report are carried out under his supervision. Nor shall the consultant be responsible for events which happen after the time of the survey due to factors which were not evident at the time.

7.5 Relationships between trees and other objects such as buildings are rarely static and can at times change quite unpredictably. It should therefore be understood that the inspection and monitoring of the condition of trees is a continuing requirement which, in this instance, is recommended on an annual basis.

I trust that this report provides all the necessary information although if further advice is needed please do not hesitate to contact me.

Signed

28/03/2016

Georgina Tearne MSc. HND (Arboriculture) F.Arbor.A.

Arboricultural Consultant

t/a Arbolution
4 Longfield
Heptonstall
Hebden Bridge
West Yorkshire
HX7 7LR

Mobile: 07738 233216
Email: info@arbolution.co.uk

APPENDICES

APPENDIX 1 - SURVEY METHODOLOGY

A visual assessment of each tree was made from ground level in accordance with BS 5837:2012 Trees in relation to construction - Recommendations.

The following information has been collected for each tree and is presented in the spreadsheet at Appendix 1.

1. **Height** - measured in metres using a clinometer.

2. **Stem Diameter** - measured in millimetres at 1.5m above adjacent ground level. Stems of multi-stemmed trees are measured just above the buttress flare while where multiple stems emanate from ground level each stem is measured and the data is inputted into the calculation within the standard.

3. **Spread** - the measurement of the branch spread from the stem of the tree to the extent of the canopy in the direction of north, south, east and west.

4. **Crown Clearance** - measured from the highest point of the adjacent ground level in metres.

5. **Age Class** - described as young (Y), middle aged (MA), mature (M), over-mature (OM), veteran (V).

6. **Physiological Condition** - classed as good, fair, poor, or dead.

7. **Structural Condition** - details of any physical defects and the presence of any decay etc.

8. **Preliminary Management Recommendations** - detail of works required including details of further investigations recommended where suspected defects require more detailed assessment and where there is the potential for wildlife habitat.

9. **Estimated Remaining Contribution** - expressed in years as; less than 10, 10-20, 20-40 and more than 40.

10. **Category Grading** – trees are categorised, in accordance with the cascade chart for tree quality assessment, into one of the following categories;

Trees for Removal

Category U

Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

Trees to be considered for Retention

Category A

Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B

Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category C

Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

In addition there are three subcategories which should also be applied identifying the form taken by the value of each tree;

1 Mainly arboricultural values
2 Mainly landscape values
3 Mainly cultural values, including conservation

160303 Appendix 2: Tree Schedule - Blackburn Road, Simonstone.

No.	Species	Latin Name	Height (m)	Stem Diameter	Spread (m)				Age Class	Height of Crown	Physiological Condition	Structural Condition	Preliminary Management	Estimated Remaining	Category Grading
					N	S	E	W							
T1	**Hawthorn**	*Crataegus monogyna*	6	270 est.	3.5	3	3	3	EM	0	Fair	Single stemmed with epicormic shoots on stem. Crossing branches in crown. Some old pruning wounds and stubs. No major visible defects.	No action.	20-40	C1
T2	**Hawthorn**	*Crataegus monogyna*	4	250 est.	See Plan				EM	0	Fair	A low quality tree with a dead tree adjacent which has snapped at its base. Deadwood, stubs, epicormic shoots and crossing branches.	Fell the dead tree.	20-40	C1
T3	**Goat Willow**	*Salix caprea*	10	450, 350, 350 est.	6	4	5.5	5	M	0+	Poor	3 main leaders from a short bole. One leader is badly decayed and collapsing towards the north. Crossing branches. Hawthorn through crown. Other deadwood and stubs. Suckers at base. Old pruning wounds and stubs towards the car park.	Remedial prune.	10-20	C1
T4	**Sycamore**	*Acer pseudoplatanus*	11	180, 140, 160	2.5	2	2	2	SM	1.5	Good	Twin-stemmed from ground level and one stem is forked again. Upright form. Limited individual value. Easily replaced. No major visible defects.	At present no action.	40+	C1
G5	**Hawthorn**	*Crataegus monogyna*	<7	500 max	See Plan				EM	0.5	Good	Single stemmed and multi-stemmed trees. Reasonable shape and form. Crossing branches. Ivy. Minor stubs. No major visible defects. Easily replaced.	No action.	20-40	C2
G6	**2x Hawthorn**	*Crataegus monogyna*	<5	<300	See Plan				EM	0	Good	Multi-stemmed and dense. Reasonable shape and form. Limited individual value. Easily replaced. No major visible defects.	No action.	20-40	C2

160303 Appendix 2: Tree Schedule - Blackburn Road, Simonstone.

No.	Species	Latin Name	Height (m)	Stem Diameter	Spread (m) N	S	E	W	Age Class	Height of Crown	Physiological Condition	Structural Condition	Preliminary Management	Estimated Remaining	Category Grading
G7	**Elder & Oak**	*Sambucus nigra, Quercus robur*	<3	<150	See Plan				Y	0	Good	Scrub elder and young oak. Limited individual value. Easily replaced.	No action.	20-40	C2
G8	**Birch, Sycamore, Oak, Goat Willow, Hawthorn**	*Betula pendula, Acer pseudoplatanus, Quercus sp., Salix caprea, Crataegus monogyna*	<14	500, 350, 350 max	See Plan				Y-M	0+	Fair	A woodland belt of trees established along the line of a disused railway. Some quite mature individuals with an informal footpath running through the group. Some overhanging the site. No major visible defects although not fully surveyed as off site.	No action.	40+	B2
G9	**Hawthorn & Elder**	*Crataegus monogyna, Sambucus nigra*	<5	250 av.	See Plan				EM	0	Good	Old hedge line. Reasonable shape and form. No major visible defects.	No action.	20-40	C2
G10	**Goat Willow**	*Salix caprea*	<7	<350	See Plan				EM	0	Fair	1x multi-stemmed and 1x single stemmed with a multi-stemmed crown. Suckers around. Limited individual value. Easily replaced. No major visible defects.	No action.	20-40	C2
G11	**2x Oak, 1x Hawthorn**	*Quercus sp., Crataegus monogyna*	<4	<160	See Plan				Y+M	0	Good	1x over mature dead hawthorn with 2 young hawthorn adjacent. Limited individual value Easily replaced. No major visible defects. Low target.	At present no action.	40+	C2
G12	**2x Hawthorn**	*Crataegus monogyna*	<5	250 est.	See Plan				M	0	Fair	Dense with multi-stemmed crown. Limited individual value. Easily replaced. No major visible defects.	No action.	20-40	C2
T13	**Sycamore**	*Acer pseudoplatanus*	12	260 est.	3	3	3	3	SM	4	Fair	Single stemmed. Forked at 4m. Bark wounds at fork. Reasonable shape and form. Easily replaced. Limited individual value at present.	At present no action.	20-40	C1

160303 Appendix 2: Tree Schedule - Blackburn Road, Simonstone.

No.	Species	Latin Name	Height (m)	Stem Diameter	Spread (m)				Age Class	Height of Crown	Physiological Condition	Structural Condition	Preliminary Management	Estimated Remaining	Category Grading
					N	S	E	W							
T14	**Goat Willow**	*Salix caprea*	6	250, 250, 250, 250 est.	5	4	5	5	M	0	Fair	Multi-stemmed from base with suckers, stubs and deadwood. Wide spreading. Limited value. Easily replaced.	At present no action.	20-40	C1
G15	**Hawthorn**	*Crataegus monogyna*	<4	120 max	See Plan				SM	0	Fair	Located along the fence line. Limited individual value. Some growing through the chain-link fence.	At present no action.	10-20	C2

Work Schedule

No.	Species	Height (m)	Stem Diameter (mm)	Recommendations
T1	**Hawthorn**	6	270 est.	Fell.
T2	**Hawthorn**	4	250 est.	Fell.
T3	**Goat Willow**	10	450, 350, 350 est.	Fell.
T4	**Sycamore**	11	180, 140, 160	Fell.
G5	**Hawthorn**	<7	500 max	Fell.
G6	**2x Hawthorn**	<5	<300	Fell.
G7	**Elder & Oak**	<3	<150	Fell.
G8	**Birch, Sycamore, Oak, Goat Willow, Hawthorn**	<14	500, 350, 350 max	Prune back to line of protective fencing.
G9	**Hawthorn & Elder**	<5	250 av.	Fell.
G10	**Goat Willow**	<7	<350	Fell.
G11	**2x Oak, 1x Hawthorn**	<4	<160	Fell.
G12	**2x Hawthorn**	<5	250 est.	Fell.
T13	**Sycamore**	12	260 est.	Fell.
T14	**Goat Willow**	6	250, 250, 250, 250 est.	Fell.
G15	**Hawthorn**	<4	120 max	Fell.