



Arboricultural Constraints Appraisal

in Relation to Proposed Residential Development at



**Higher College Farmhouse, Lower Road,
Hothersall, Preston, Lancashire, PR3 2YY**

Prepared by:

Bowland 
Tree Consultancy Ltd

June 2017

ARBORICULTURAL CONSTRAINTS APPRAISAL HIGHER COLLEGE FARMHOUSE, HOTHERSALL

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**ARBORICULTURAL CONSTRAINTS APPRAISAL
HIGHER COLLEGE FARMHOUSE, HOTHERSALL**

Control sheet

Project No.: BTC1343

Site: Higher College Farmhouse, Lower Road, Hothersall

Agent for Client: Judith Douglas Town Planning Limited

Council: Ribble Valley Borough Council

Survey Date: 11 May 2017

Surveyed by: Jennie Keighley MSc MArborA

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:		Higher College Farmhouse, Lower Road, Hothersall, Longridge, Lancashire, PR3 2YY					
Agent for Client:		Judith Douglas Town Planning Limited					

Surveyor:	Jennie Keighley MSc MArborA
Survey Date:	11 May 2017
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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Sycamore	16	700#	N 7 E 7 S 7 W 7	2-NW 1.75	M	G	<ul style="list-style-type: none"> Growing in hedge and therefore unable to inspect base. Occasional fully occluded pruning wounds in lower crown to a diameter of 100mm. Light covering of dead ivy on stem. 		40+	A1	222	8.4
T2	Common Oak	16.5	940	N 8 E 8 S 8 W 8	2.5-N 1.75	PM	M	<ul style="list-style-type: none"> 200mm x 100mm opening on western side of base reveals large basal cavity. Large seam extends from top of opening to a height of 2m. Lower stem heavily flared, evidently to compensate for internal decay. Numerous old pruning and tear wounds throughout crown, some with knotholes, to a diameter of 100mm. Bat roost potential. Light branch epicormics in lower crown. 		10+	C1	400	11.28
T3	Apple	5	5x130 (ms)#	N 4.5 E 4.5 S 4.5 W 4.5	0 1	M	M	<ul style="list-style-type: none"> Multi-stemmed from base. One of leaders visibly hollow and decaying, with majority of foliage on this stem died back. Occasional unoccluded pruning wounds to a diameter of 70mm. 		10+	C1	38	3.49
T4	Apple	7	320	N 4 E 4 S 5 W 4	2-S 1.5	PM	P	<ul style="list-style-type: none"> Stem open on north-western side and visibly severely decayed from base to a height of 1.5m. 		<10	U	46	3.84
T5	Flowering Cherry	4.5	1x130 1x70 (ts)	N 2.5 E 2 S 1.5 W 1.5	1.5-S 1	M	G	<ul style="list-style-type: none"> Twin-stemmed from base. Crown slightly biased north. 		10+	C1	10	1.77

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to nearest half metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:		Higher College Farmhouse, Lower Road, Hothersall, Longridge, Lancashire, PR3 2YY					
Agent for Client:		Judith Douglas Town Planning Limited					

Surveyor:	Jennie Keighley MSc MA ArborA
Survey Date:	11 May 2017
Job Ref:	BTC1343

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T6	Common Oak	18	1180	N 12 E 12 S 12 W 12	4-N 4	M	G	<ul style="list-style-type: none"> Bifurcates at a height of 3.5m with considerable burring around old pruning wounds and light epicormic arisings directly below union. 500mm diameter primary branch failure with resultant tear wound at a height of 4-5m, visible from northern side, with no evidence of inward decay. History of pruning works throughout, including some recent, to a diameter of 250mm. Minor incidence of twig dieback throughout crown. Child's swing hanging from secondary branch on western side from a height of 7m. 		40+	A1	630	14.16
G1	Hawthorn, Sycamore, Blackthorn, Oak	≤ 5	≤ 150	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	0 ≥ 0	Y-SM	M	<ul style="list-style-type: none"> Very closely spaced, grown out remnants of a historically laid hedge. 		20+	C1	≤ 10	≤ 1.8
G2	3no. Pear	≤ 9	≤ 350	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1.25-NW ≥ 1.5	M	M/G	<ul style="list-style-type: none"> Moderately spaced group. Approaching post-maturity. Occasional deadwood to a diameter of 80mm. South-eastern tree has moderate stem decay visible from base to a height of 1.5m. 		10+	C1	≤ 55	≤ 4.2
G3	2no. Norway Maple, 1no. Sycamore, 1no. Horse Chestnut, 1no. Ash	≤ 9	≤ 300#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	2 ≥ 1	EM	G	<ul style="list-style-type: none"> Located on neighbouring land and therefore not inspected in detail. Moderately spaced linear group growing on opposite side of retaining wall. Moderately heavy ivy growing up most of stems. Two trees with stems in close proximity to built structures. 		20+	B2	≤ 41	≤ 3.6
G4	15no. Ash, 2no. Sycamore	≤ 9	≤ 180#	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	1-S ≥ 1.5	Y	G	<ul style="list-style-type: none"> Widely spaced group growing in trackside hedge. Four trees with heavy ivy growing into crowns. 		20+	C2	≤ 15	≤ 2.16
H1	Hawthorn, Blackthorn	≤ 1.5	≤ 50#	≤ 2 Wide	0 ≥ 0	SM	G	<ul style="list-style-type: none"> Managed roadside hedge. 		10+	C2	N/A	≤ 0.6
H2	Hawthorn, Blackthorn, Sycamore, Holly	≤ 1.5	≤ 50#	≤ 2 Wide	0 ≥ 0	SM	G	<ul style="list-style-type: none"> Managed trackside hedge. 		10+	C2	N/A	≤ 0.6
H3	Leyland Cypress	≤ 4	≤ 100#	≤ 3 Wide	0.1 ≥ 0	SM	M	<ul style="list-style-type: none"> Field boundary hedge with occasional gaps. Topped at a height of 3m. 		10+	C2	N/A	≤ 1.2

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
H4	Hawthorn, Elder	≤ 1.75	≤ 4x50 (ms)#	≤ 1.5 Wide	0 ≥ 0.25	EM	G	<ul style="list-style-type: none"> Managed garden hedge. Predominantly Hawthorn, with occasional Elder. 	<ul style="list-style-type: none"> 	10+	C2	N/A	≤ 0.96
H5	Leyland Cypress	≤ 5	≤ 150#	≤ 1.5 Wide	0.1 ≥ 0	SM	G	<ul style="list-style-type: none"> Managed garden hedge. 	<ul style="list-style-type: none"> 	10+	C2	N/A	≤ 1.8
H6	Hawthorn, Blackthorn, Sycamore, Elder	≤ 1.5	≤ 50#	≤ 2 Wide	0 ≥ 0	SM	G	<ul style="list-style-type: none"> Managed trackside hedge. 	<ul style="list-style-type: none"> 	10+	C2	N/A	≤ 0.6

BS5837:2012 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	<ul style="list-style-type: none">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 declineTrees 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 <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	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)	Green
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.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees 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	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

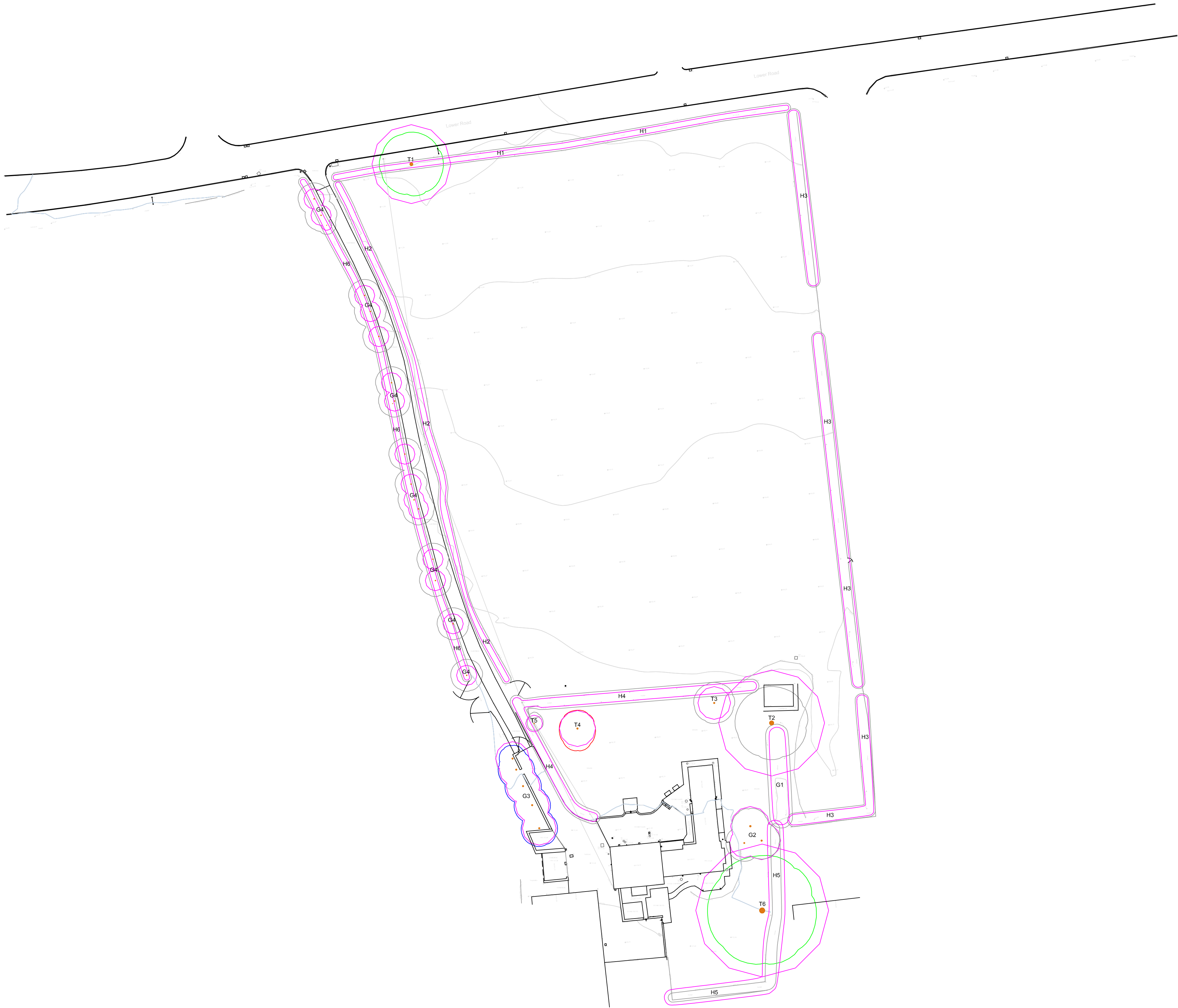
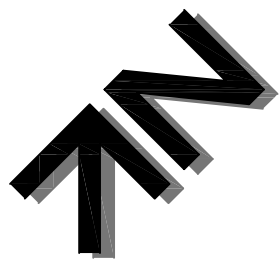
Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

- RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone

Project:
HIGHER COLLEGE FARMHOUSE
LOWER ROAD
HOTHERSALL
LONGRIDGE
LANCASHIRE
PR3 2YY

Agent for Client:
JUDITH DOUGLAS TOWN
PLANNING

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Residential Development

Scale: 1:500@A1
Date: June 2017
Drawn by: JK
Checked by: PH



Ref: BTC1343-TCP

Rev: