envirotech

Ecological Consultants
Environmental and Rural Chartered Surveyors

Client: Onward Homes.
Site: Garden of dwelling
The Old Farm House,
Flats 1a and 1b,
Bawdlands Clitheroe

Tree Survey and Report

Prepared by
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Green at Heart BEN GOLD

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CONTENTS

1. SITE

A. SITE DESCRIPTION

1. The survey site is comprised of an area of gardesn at the dwelling The Old Farm House, Flats 1a and 1b, Bawdlands, Clitheroe, Lancashire.

2. Tree stock within the survey area is comprised of two individual trees and a section of lapsed hedge.

3. The site currently consists of existing dwelling, areas of grass cover and hard surfaced pedestrian pathways. The site is bounded by dwellings to the East and public highways to the North, South and West. A steep banking and retaining wall form the Southern boundary of the survey area.

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 20/08/2020, tree heights were estimated via use of clinometer (Suunto PM-5), measurements of DBH taken at 1.5m height and crown spread was taken by ground measurements. Where access to trees was not possible, we have estimated tree sizes and conditions. The position of tree references within the site are taken from the site plan supplied to ourselves. The site images were taken at survey date with Sony DCS-H400. Sun positions were estimated on site via Sun Surveyor software. Weather conditions were 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 a significant number of existing structures within and adjacent to the survey area.

B. PROPOSED DEVELOPMENT

2. To the best of our knowledge the current development proposal undergoing design consideration is for replacement of the existing dwelling.

3. TREE PRESERVATION ORDERS AND CONSERVATION AREAS

A. SITE DESCRIPTION

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

2. We have undertaken a search for Tree Preservation Orders (TPO) on the Ribble Valley Council website, this does not list any TPO with reference to Bawdlands or Thorn Street (reference:https://www.ribblevalley.gov.uk/downloads/download/7878/tree_preservation_orders_tpo

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 by this survey and report are located to the West of the existing dwelling and are of low retention values.

2. Trees are detailed within Appendix 1 and are outlined as follows.

3. Hedge H1 is located along the boundary of the site. We have categorised it as a hedge as it appears to originally have been one. Previous streetview images indicate that it had not been maintained for a prolonged period of time and had developed into an unmanaged linear group of trees. H1 has been reduced to hedge height (1.5m) but due to the previous absence of maintenance this has resulted in stems of up to 200 mm DBH at 1m with sparse regrowth from some stems, gaps in the line of plants and dense ivy colonisation which is further restricting regrowth.

4. The above factors combine to give H1 a limited retention value As note din Appendix 1, removal of H1 and replanting along this boundary would provide a longer term value than retention of H1 in a development.

5. Tree reference T1 is a Common Ash located in H1. It is the remaining stem of what was previously a twin stemmed tree from 1.5m, a large pruning wound is present at this height. As a result, the tree has a significantly unbalanced crown form which is biased to the South and West.

6. Tree references T1 has Ash Dieback, this is visible throughout the crown with an proximate loss of foliage across the crown and development of shoot growth within the centre of the crown indicating significant stress within the tree.

7. The precise timeline / pathology of the dieback is not at present clear but based upon trees with the UK and continental Europe it is likely that the level of dieback will continue to increase within the overall crown. Given the proximity of the highway and the dwelling it is unlikely that the tree can be safely retained for much more than 10 years. If its condition continues to decline it will require removal within the next 10 years irrespective of development.

8. Tree reference T2 is a mature Silver Birch immediately to the West of the existing dwelling. Its stem is leaning towards the dwelling and the crown is in contact with it. At the time of our survey we noted the presence of *Kretzschmaria duetsa* at the base of the stem. This is an aggressive decay fungus which can lead to sudden failure of root plates and / or stems. T2 requires removal irrespective of any proposed development.

9. No other trees are located within or immediately adjacent to the site

10. The limited volume of tree stock, their location and their current condition means that no significant constraints are to be expected from the surveyed trees.

C. EXISTING STRUCTURES

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

2. T1 requires monitoring irrespective of any development due to its condition and proximity to a public highway.

3. T2 requires removal due to the increasing potential of failure in relation to the existing dwelling.

4. 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 final proposed development layout and which trees are retained. Given the condition of the surveyed trees T1 and T2 and the location of any development these trees will require removal in the development of the site.

3. As noted previously, H1 is of low retention value and should not require retention in a development. If suitable elements of H1 (i.e. the North Western section) are retained within any boundary treatment then this could be achieved through the use of protective fencing along the edge of H1 set 1m from the stems.

4. The use of securely anchored Heras panels would serve to protect any retained 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.

5. Development in the areas indicated would not affect any significant or notable 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 their current condition there is not a requirement to consider the impact of retained trees on any development.

2. As noted, T1 and T2 would not be suitable for retention within a development of the site.

3. If any sections of H1 are retained then they would require continuing maintenance, this would not be incompatible with a residential development of the site.

4. No future conflict would be created by the proposed development areas.

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.

2. A development will not require the removal of any significant tree stock, if tree planting forms part of any associated landscaping plan then it would represent an increase in tree stock within the site.

3. There is opportunity within any development to improve the quality of the current tree stock through additional of appropriate species. The replacement of H1 with a new hedge contained occasional small trees as standards would be an improvement in the long term value than that contributed by H1.

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. The site contains a hedge / tree group and a limited number of individual trees.

2. Tree stock is largely confined to the site boundaries

3. T1 is in declining condition, it is unlikely to have a long-term retention value and may require removal within the next 10 to 15 years; as such it should not influence a development layout.

4. T2 requires removal irrespective of any development due to the presence of decay fungus on the lower stem and proximity to the existing dwelling.

5. H1 is the 'topped' remnant of an overgrown boundary hedge. It has limited foliage and gaps within it. It Is not of significant retention value and should influence a development layout.

6. If H1 or sections of it are retained this can be achieved through standard protective fencing. However, it may be more appropriate to consider removal and replanting with a suitable hedge species / small trees.

11. RECOMMENDATIONS

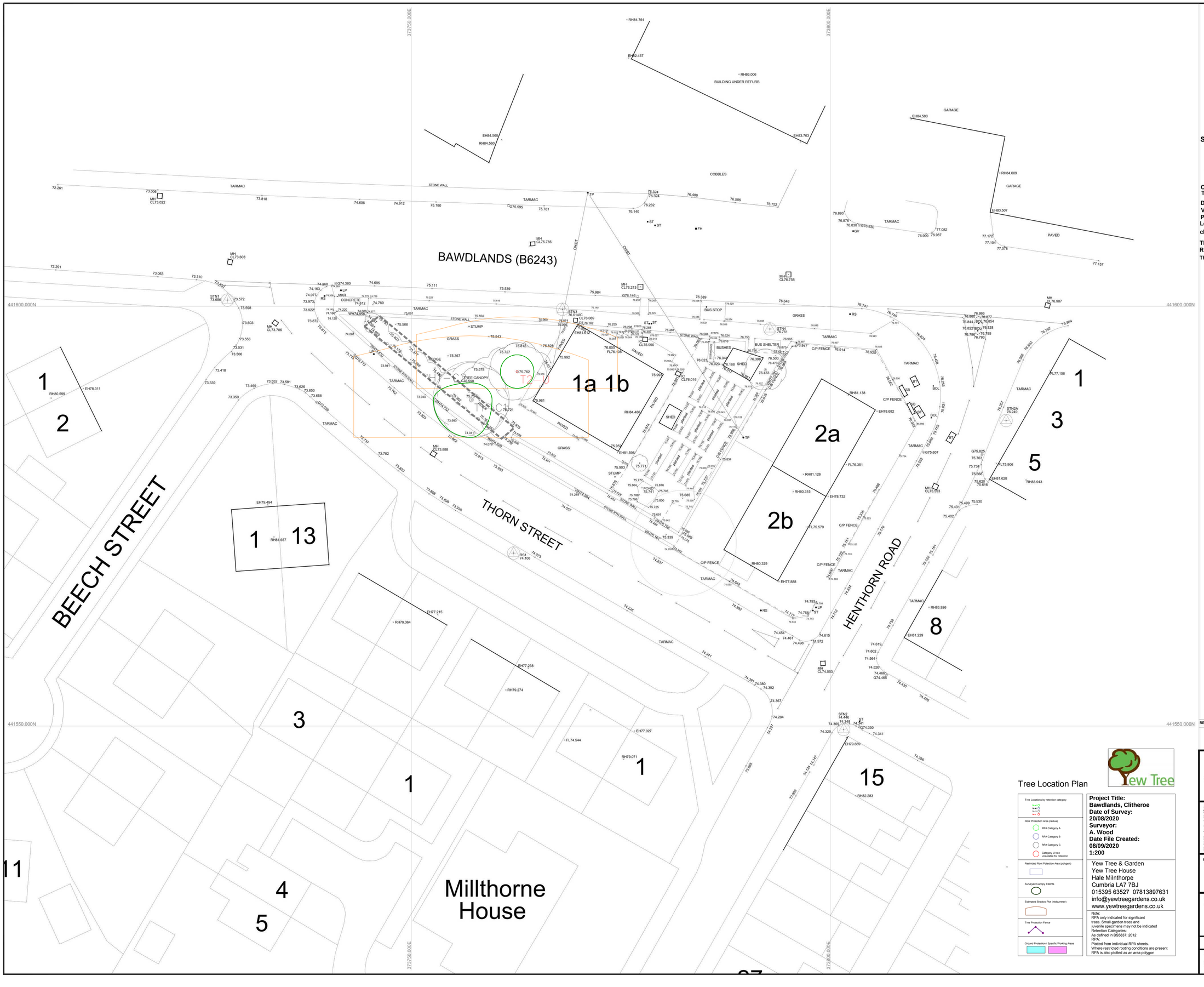
It is recommended that

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.

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations	RPR m	RPA m^2	Category
H1	Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Sambucus nigra (Elder)	M	200	1.2	0	0.5	0.5	0.5	0.5	Poor	10+	Lapsed hedge line which has previously been 'topped' at current height. Mainly Hawthorn with occasional Ash and Elderberry. Ivy colonising the remaining stems. Some stems have limited foliage and reduced vigour	Limited retention value due to form / structure and lack of vigour. Should not influence a development layout. Longer term value may be achieved through either partial or full removal and replanting with a new mixed hedge	2.4	18.1	C2
T1	Fraxinus excelsior (Ash)	EM	380	14	6	2	2.5	4.5	4.5	Fair	10+	Located in H1. Tree has had historic removal of a stem at 1m, this has resulted in an unbalanced crown form and large pruning wound. Dense ivy on lower stem, previous crown lifting and remining stem bifurcates at 4m. Ash dieback present in crown with approximately 20% tip dieback and volume of aerial deadwood throughout crown	Declining condition due to Ash dieback with compromised form /structure and limited remaining safe retention span (highway side location). Should not influence a development layout, will not have a retention span of significantly greater than 10 years irrespective of development	4.56	65.33	C1
T2	Betula pendula (Silver Birch)	M	270	12	4	2	2	2	2	Poor	<10	Tree located in close proximity to house. Kretzschmaria deusta present on N side of tree at base of stem	Presence of an aggressive decay fungi and proximity to existing dwelling will require removal of tree in the existing site irrespective of any development	3.24	32.98	U

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



SURVEY ORIENTATED TO REAL TIME GPS

NOTES AND AMENDMENTS

ONLY MANHOLES AND SERVICES VISIBLE AT TIME OF SURVEY SHOWN

DRAINAGE INFORMATION MUST BE CHECKED AND VERIFIED WITH LOCAL AUTHORITY RECORDS PRIOR TO WORK COMMENCING

Levels defining edge of carriageway are observed at channel (bottom of kerb). Unless otherwise stated.

TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE THE AVERAGE SPREAD. THE DRIP LINE LAYER DENOTES THE TREES EXTREMITY

Topographical Survey Legend

Bin	Litter bin	TL	Tie line
BH	Bore Hole	TP	Telegraph pole
Bol	Bollard	TPS	Tactile paving slabs
BS	Bus stop	TS	Traffic signal light
BT	British telecom ic	TV	Television cover
CPS	Concrete paving slabs	VP	Vent pipe
DR	Drain	WM	Water meter
Elec	Electrical ic	WO	Wash Out
EP	Elec. pole	UTL	Unable to lift
ER	Earth rod	Fence annotation	
FH	Fire Hydrant	B/W	Barbed wire
FP	Flagpole	C/B	Closed boarded
FT	Floodlight	C/I	Corrugated iron
G	Gully	C/L	Chain link
GP	Gate post	C/P	Concrete panel
GV	Gas valve	H/R	Hand rail
IC	Inspection cover	I/R	Iron railings
JB	Junction box	O/B	Open boarded
KO	Kerb outlet	P/C	Post & chain
LB	Letter box	P/R	Post & rail
LP	Lamp post	P/W	Post & wire
Mkr	Utility marker	W/M	Wire mesh
MP	Mile post	Level prefix descriptions	
MW	Monitoring Well	AL	Arch level
NP	Name plate	BL	Bed level
P	Post	CL	Cover level
PM	Parking meter	EH	Eaves level
RE	Rodding eye	FL	Floor level
RS	Road sign	IL	Invert level
rwp	Rain water pipe	PL	Parapet level
SP	Sign post	RH	Roof/ridge level
ST	Stop tap	SL	Soffit level
SB	Service Box	Spr	Arch springing level
SV	Stop valve	Top	Top of pipe/culvert
TCB	Telephone call box	WH	Wall height
TH	Trial Hole	WL	Water level

BENCH MARK INFORMATION

All levels relate to OSBM Newyln

Datum Generated by VRS GPS

SURVEY STATIONS

STN1	373728.075	441600.772	73.656
STN2	373801.552	441549.577	74.446
STN2A	373820.917	441586.416	76.249
STN3	373768.015	441599.670	76.014
STN4	373792.757	441597.329	76.761
T1	373780.378	441572.800	75.339
RS1	373762.191	441570.600	74.108

REVISIONS

REV	DESCRIPTION	SURVEYED	DRAWN	DATE

Tree Location Plan

Tree Locations by retention category

Root Protection Area (radius)
- RPA Category A
- RPA Category B
- RPA Category C
- Category U tree unsuitable for retention

Restricted Root Potection Area (polygon)

Surveyed Canopy Extents

Estimated Shadow Pict (midsummer)

Tree Protection Fence

Ground Protection / Specific Working Areas

Project Title:
Bawdlands, Clitheroe
Date of Survey:
20/08/2020
Surveyor:
A. Wood
Date File Created:
08/09/2020
1:200

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Note:
RPA only indicated for significant trees. Small garden trees and juvenile specimens may not be indicated
Retention Categories:
As defined in BS5837: 2012
RPA:
Plotted from individual RPA sheets.
Where restricted rooting conditions are present RPA is also plotted as an area polygon

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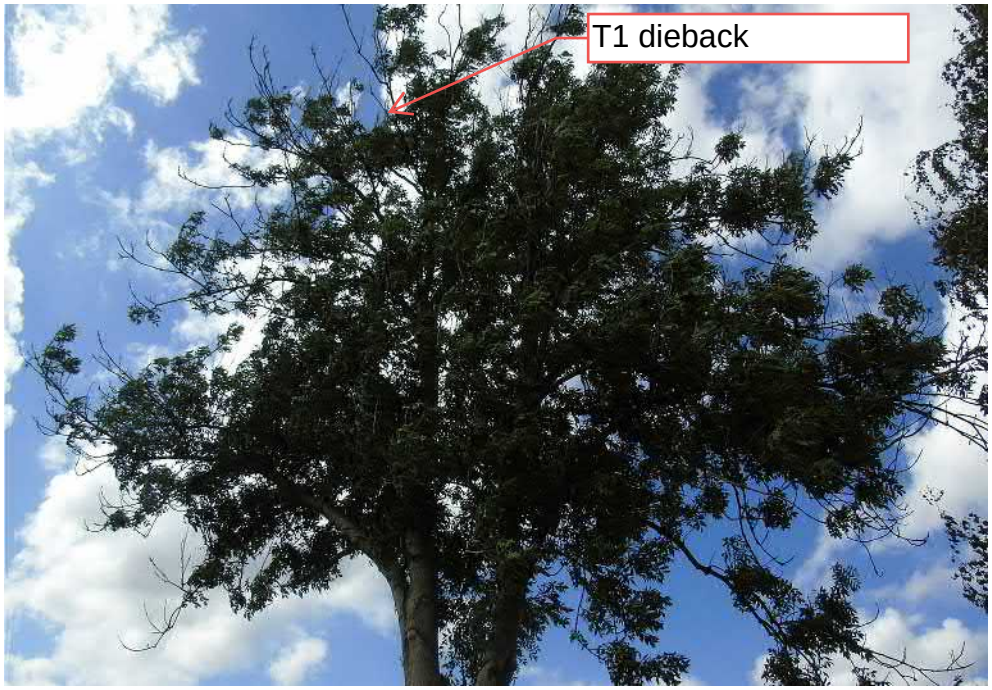
PROJECT
BAWDLANDS
CLITHEROE

DRAWING TITLE
Topographical Land Survey

SCALE	SHEET SIZE	No. of SHEETS	DATE	REVISION
1 :200	A1	1	18.08.2020	

DRAWING NUMBER
S20-609



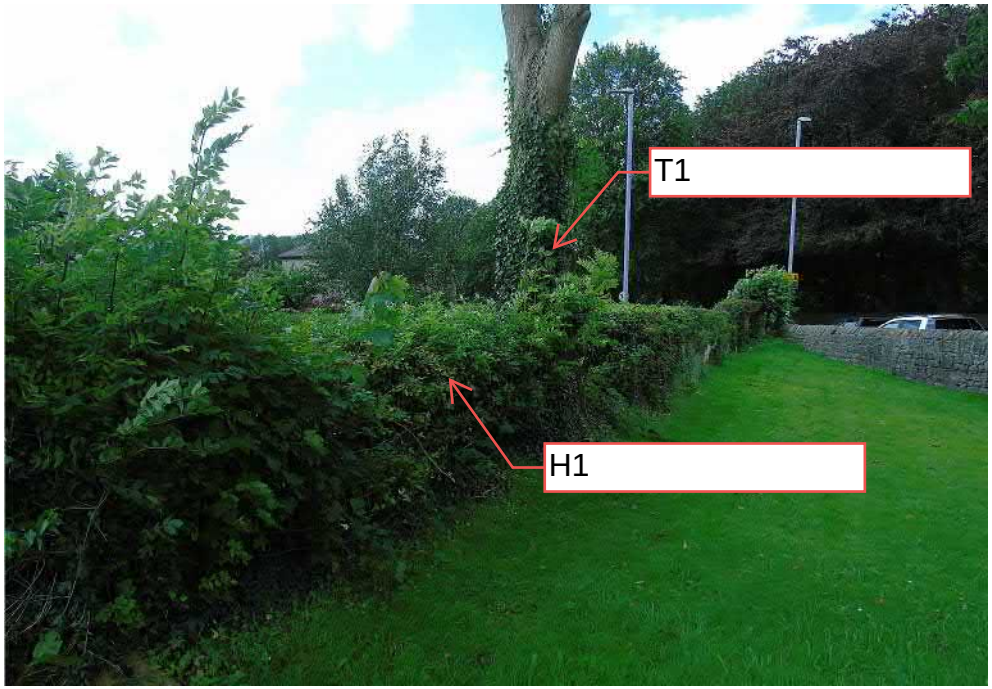


Image date 20/08/2020

Image date 20/08/2020

APPENDIX 4

Selected Reference List

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Law of Trees, Forests and Hedges
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