ARBORICULTURAL DEVELOPMENT REPORT

ON TREES LOCATED IN LAND TO THE REAR OF INGLEMEAD WADDINGTON RD, CLITHEROE

for

Mr Richard Fee

via Ivan Wilson Architect

October 2020

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CLIENT: Mr Richard Fee, Resident owner at Inglemead, Waddington Rd, Clitheroe
via Ivan Wilson Architect

SITE: Potential Development land to rear of property

SUMMARY AND CONCLUSION

1. The report concentrates on the tree retention/removal issues arising from proposals to erect a Bungalow to the rear of the existing property with a access via Hawthorne Place. The trees are not within a Conservation Area or covered by a Tree Preservation Order. The ground space is currently in use as a garden and the location for an old sectional garage with some parts being largely unmaintained

2. The Report should be read in conjunction with the attached Tree Survey and Constraints Plan which identifies those trees to be removed and those rated as worthy of being retained. The Tree Survey has been completed in the context of BS 5837 (2012) Trees in Relation to Design, Demolition and Construction. The trees are identified by species and by age and location on the attached plan and schedule and have been tag marked for site identification purposes.

3. The report identifies where required, the ways that any retained trees can be protected during the construction process and will indicate the method statements required to cover tree protection work during the build phase. If required these more detailed guides will be prepared later for use by the contractor and as a condition of the Planning Permission.

4. The overall conclusion is that the removal of the apple and birch tree within the existing garden and close to a sectional garage would not result in a significant loss of local amenity and their retention within the new development plan would be inappropriate with the canopy of the Birch T2 shading the entrance drive of the proposed property. The apple tree T1 could be retained as a fruit tree with a low canopy or replaced with shrubbery

REPORT REMIT AND SUPPLIED DATA.

The purpose of the survey was to report on the implications for continued existing tree growth, bearing in mind the quality of the trees and the proximity of the extension. All tree locations within influencing distance have been plotted on a site plan provided by the client using data derived from on-site survey.

The Survey and report should be seen within the context of the wider planning process. Other specialisms including highways advice and ecological reports may also inform a final constraints plan.

Subject to the Clients and Planning Authorities requirements this may involve the Consulting Arborist beyond the planning permission stage to the build and Tree protection process. The attached appendix (Fig 1. The Design and Construction process and tree care) shows the likely points of involvement.

THE SURVEYOR

I am Ken Linford, a consulting arborist, trained in Quantified Tree Risk Assessment, application of BS 5837 (2012) and Tree Defect identification. I have experience as a treecare contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 20 years. My CPD record is open to inspection if required. I am covered by PI insurance by Trust Insurance to £1,000,000.

TREE SURVEY CONDITIONS

A site visit was carried in late mid-September 2020. Conditions were dry and the trees were in a full leaf state. The trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests and a fine drill were used where required to determine trunk integrity and the extent of any decay.

THE TREE SURVEY.

1. The attached schedule on page 6 lists and rates the tree species. We are not aware if any further tree protection measures beyond that already known have been enacted by the Local Authority.

2. The trees are rated as per BS 5837 (2012). Both trees are Early mature and were planted as part of a garden plan of some 20 years ago. The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

REMOVAL AND RETENTION PROPOSALS. See tree constraints plan below

1. The low amenity value and size of Trees T1 and T2 and their close proximity to the development render their removal worthwhile. Both trees have been graded C1. Replacement landscape garden style tree planting of maple would be appropriate. Retention of the apple tree would be optional.

2. The report frontage photograph shows the apple with the birch to the rear obscuring the existing garage

Ken Linford
Consulting Arborist

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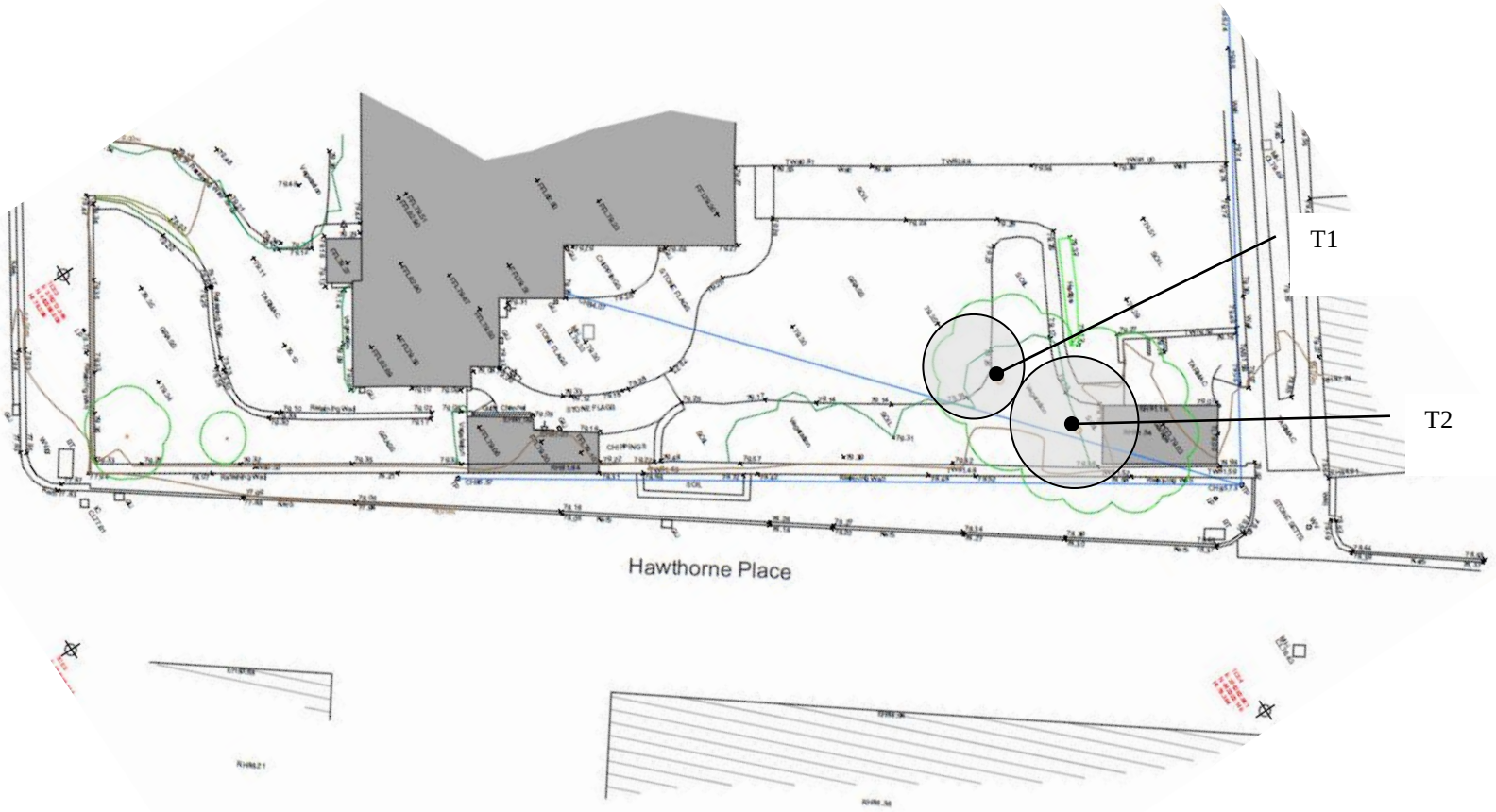
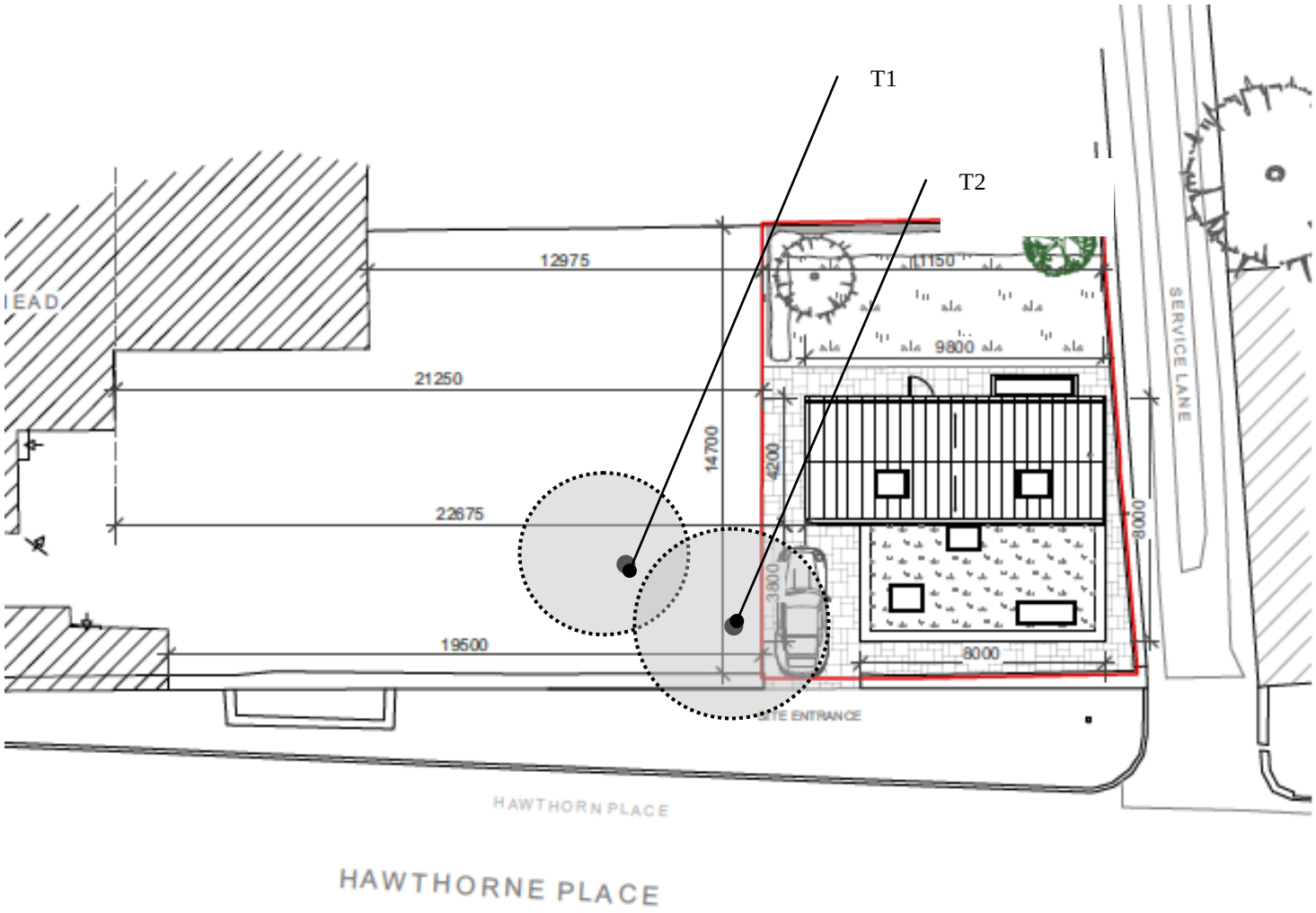
TREE CONSTRAINTS PLAN



PROPOSED PRINT LAYOUT



TREE CONDITION REPORT ON TREES AT INGLEMEAD, WADDINGTON Rd, CLITHEROE
DATE: 24.9.20 **WEATHER CONDITIONS**: Dry and calm. **INSPECTOR CODE**: KL

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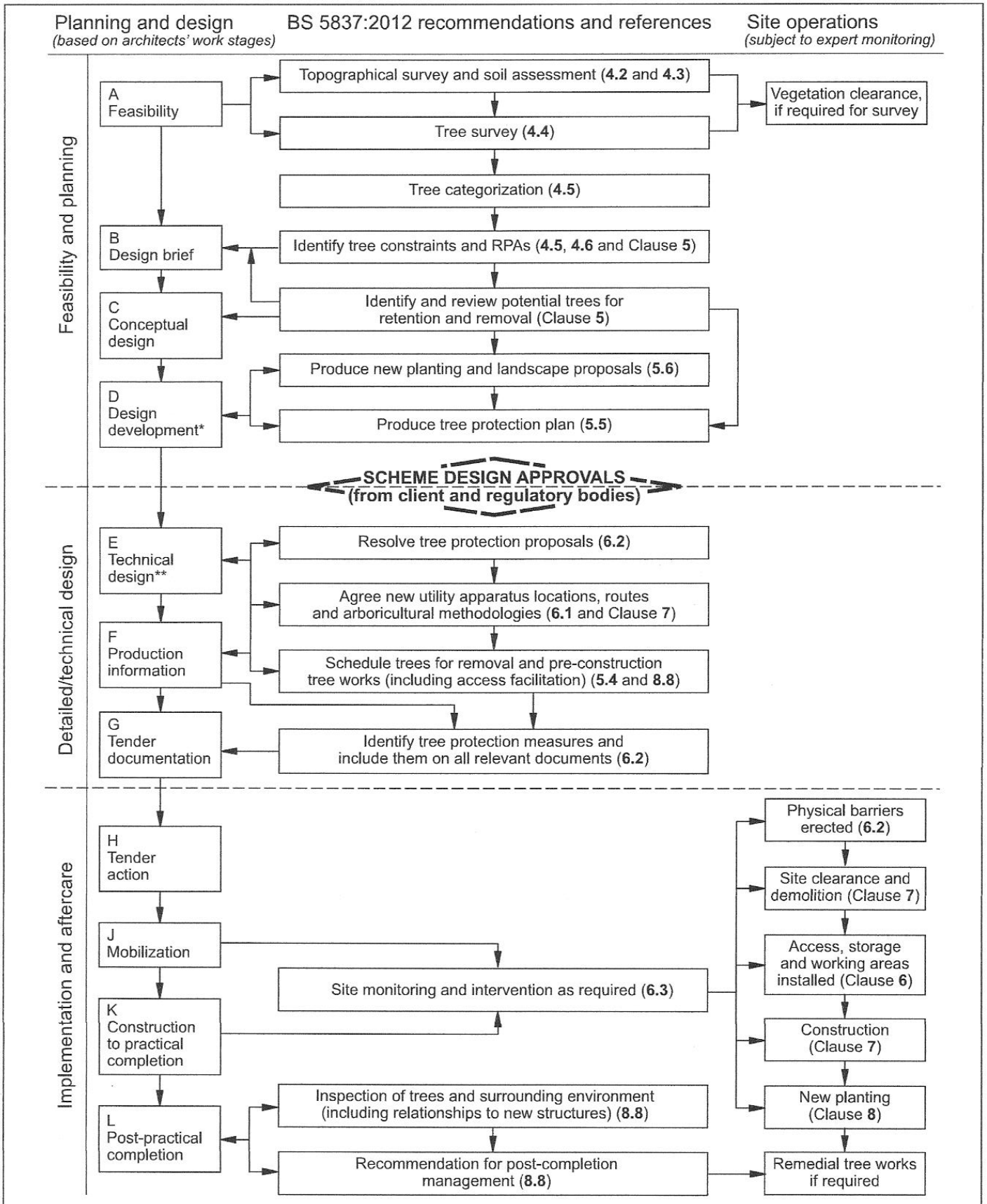
No.	SPECIES	HGT	DBH mm	CANOPY SPREAD n s e w	CANOPY CLEARANCE	AGE Y, EM,M LM	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	S U L E	RPA m2	RPA RADIUS (m)	BS 5837 RATING
T1	*Apple*	*4*	*270*	*4s*	*1*	*M*	*Good, Domestic fruit tree, Suppressed by birch*	*G*	*Optional Removal to facilitate Development. No amenity value outside of site*	*20*		*3*	*C1*
T2	*Silver birch*	*9*	*320*	*3.5*	*3*	*M*	*Good, Poor leader, codominant lower fork*	*G*	*Remove to facilitate Development. Proximity to Garage may result in removal in current circumstances*	*20*		*4*	*C1*

Figure 1 **The design and construction process and tree care**



** The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.*

*** See Commentary on Clause **6**.*

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