

Arboricultural Impact Assessment (AIA)

DECEMBER 2021

Oakhill School-phase 2

Wiswell Ln

Whalley

Clitheroe

BB7 9AF

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Oakhill School to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at Oakhill School, Wiswell Lane, Clitheroe and produce our findings in a report.
- 1.1.2. It is proposed to develop a section of the site into 15 plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development necessitates the removal of two trees and approximately a further four trees within a group, all within the site boundary, the removal of which will have only modest impacts on public views of the site. This tree loss can be mitigated by the provision of replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.4. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5. Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.6. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

2. Introduction

2.1. Instructions and references

- 2.1.1. We have been instructed by Oakhill School to carry out a Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837:2012 that states ‘Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.’
- 2.1.4. The site is located in the area shown in Figure 1. The OS Grid Reference is SD 73828 36911.



Figure 1 – Site Location Plan

2.2. Scope

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3. Documents provided

- 2.3.1. A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the Tree Protection Plan in Appendix 4. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4. Limitations

- 2.4.1. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

3. Legislation

3.1. Tree protection status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. At the time of writing the report, we have not yet received a response from the Local Planning Authority to our request regarding the status of trees on or adjacent to the site.
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. In a Conservation Area, all trees greater than 75mm in diameter at 1.5m above ground level are protected. Where tree work is required in a Conservation Area, a Section 211 notice of intent must be submitted to the Local Planning Authority who have six weeks to decide to either make a TPO or allow the work to proceed.
- 3.1.6. The proposed work can proceed after six weeks as it is presumed that the Local Authority consents if they have not responded in that time.
- 3.1.7. It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Wildlife

- 3.2.1. Urban Green have carried out a Preliminary Ecological Appraisal (PEA) of the site ref UG1111. The objectives of the assessment are to identify habitats on site and determine the suitability for any 'protected and/or notable' species which may occur on site. Ecological mitigation is recommended to aim to minimise potential impacts on ecology, due to the proposed development.
- 3.2.2. If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. It is proposed to develop a section of the site to the southeast, into 15 plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree constraints

- 4.2.1. BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) explained

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4. The Trees

- 4.4.1. I have assessed 34 individual trees and twenty groups of trees. Of these, 4 trees (T38, T39, T42 and T43) and one group (G13) were categorised as BS5837: 2012 'High Quality' A category, 18 trees and 17 groups were categorised as 'Moderate Quality' B category, 9 trees and 2 groups were categorised as 'Low Quality' C category and 3 trees (T3, T8, T26) as 'Unsuitable' U category.
- 4.4.2. Groups G53 and G54 are off-site; all the other trees are within the ownership site. The southern section of G30, G31 to T35, most of G36 and a small section of G40 are within the application site.
- 4.4.3. Boundary groups G13, G53, G54, along with maturing internal native hedgerow trees/groups G23 to T52 are visually important in terms of their contribution to the character and appearance of the area. Trees within the immediate school grounds comprise mainly of ornamental planting of secondary importance in visual terms.

4.5. Impacts of development

- 4.5.1. Removal of T3 and T8 and height reduction of T18 is required as appropriate management irrespective of the application proposal, as detailed in the tree survey schedule at appendix 1.
- 4.5.2. The loss of the southern section of BS5837: 2012 'B' category group G30, the southernmost tree within G31, and T32 is required to accommodate the development and will have modest, short-term localised impacts on the wider amenity which can be mitigated by the provision of new trees and landscaping.
- 4.5.3. All the remaining trees will be retained and can be protected during construction in accordance with current best practice as set out in BS5837 as detailed on the tree protection plan at appendix 4
- 4.5.4. Retained boundary group G53 will be pruned as detailed in the 'management' column of the tree survey schedule to increase useable garden space where it overhangs the adjacent proposed plots. The proposed works are minor and comply with current best practice as set out in BS3998:2010 Tree work -Recommendations [BS3998].
- 4.5.5. Boundary treatments are proposed within the RPA's of G30, G31, T33 to G36 and G40 where fencing is to be installed. This work should be carried out in accordance with the guidance at section 4.8 of this report.

4.6. Tree surgery works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.7. Protective fencing

- 4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately with appropriate fencing.
- 4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

- 4.7.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.7.6. A 600mm x 300mm warning sign reading “TREE PROTECTION AREA KEEP OUT” shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.8. Boundary treatments

- 4.8.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur in order to position post holes to avoid major roots.
- 4.8.2. Exploratory post holes will be dug before committing to positions. If any roots in excess of 25mm are encountered they are to remain intact and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location)
- 4.8.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.9. Temporary site cabins

- 4.9.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.9.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.10. Utilities

- 4.10.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.11. Recommendations

- 4.11.1. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.11.2. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.11.3. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 in order to correctly interpret the tree data.

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Mature Lime Tilia sp	15	2	850	8 6 5 7	1: Topped at 13m and pruned to reduce lateral spread and exhibiting vigorous regrowth. 2: Canopy to north east encroaching onto adjacent school building. 3: Some crossing lateral branches within crown.	Crown reduce to provide 2m clearance from adjacent building.		Good	20-40 B1.2	10.20
							Moderate	1	Fair		
G2	Early-Mature Mixed species	av 18	3	av 450	av 5 6 each	1: Currently adequate clearance from adjacent structures. 2: Closely spaced ornamental planting adjacent school hall building. yew, hawthorn, beech, sycamore, holly, cypress, spruce, rhododendron. 3: Dense ivy to hawthorn.	No action required.		Good	B2	5.40
							n/a		Good		
T3	Early-Mature Ash Fraxinus excelsior	16	2.5	420	6 6 6	1: Recently dead. 2: Previously noted to be infected with ash dieback.	Fell to ground level.		Dead	U	5.04
							High		Dead		
T4	Young Spruce Picea sp	5	2	130	2 2 2	1: Recent planting exhibiting good establishment.	No action required.		Good	40+ B	1.56
							n/a	3	Good		
T5	Mature Oak Quercus petraea	10	4	600	3 7 4	1: Bifurcated stem at 1 meter. 2: Topped and heavily pruned resulting in asymmetrical canopy spread and vigorous reactive growth. 3: Over pruning has not compromised structural stability at present.	Monitor condition.		Good	40+ B1	7.20
							Moderate	1	Fair		
G6	Early-Mature Mixed species	av 9	av 1	av 500	av 4 4 each	1: Moderately spaced linear group consisting cypress, cherry, horse chestnut and ash. 2: Ash tree to west of group exhibits symptoms of ash dieback. 3: Group has been previously pruned. 4: Included bark unions of codominant stems with no signs of failure.	Monitor ash tree for ash dieback.		Good	C1.2	6.00
							Moderate		Fair		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T7	Early-Mature Horse chestnut Aesculus hippocastanum	16	3	850	10 6 9 10	1: Branch tear at approx. 9m above ground level. 2: Large cavity to approximately 270mm diameter at a height of 5m above ground level. 3: Multiple scaffold branches arise from 5m above ground level.	Consider fencing off from public access.		Good	20-40	10.20
							Moderate	1	Good	B1.2	
T8	Early-Mature Lawson cypress Chamaecyparis lawsoniana	17	1	400	4 4 4	1: Large basal growth with deep fissured bark, indicative of a graft. 2: Stem bifurcates at a height of approx. 2m into a compression fork with 2x primary leaders of approx. 220mm diameter. 3: Included bark union of codominant stems with vertical cracking below the union.	Fell to ground level.		Good	10-20	4.80
							High		Poor	U	
G9	Early-Mature Mixed species	av 16	3	av 330	av 4 5 each	1: Ornamental planting within entrance roundabout area-holly, yew, rhododendron. 2: Acceptable condition at present.	Maintain 2m minimum ground clearance over access road.		Good	B1.2	3.96
							Low		Good		
T10	Mature Beech Fagus sylvatica	18	2.5	690	9 9 9	1: Ivy has been cut and is dead. 2: Occasional crossing and rubbing branches. 4: Infrequent small diameter deadwood.	Prune to remove crossed branches at 10m and deadwood of 50mm diameter and over.		Good	B1.2	8.28
							Moderate		Good		
T11	Mature Lime sp. Tilia sp.	4	4	750	5 5 5	1: Located on neighbouring land. 2: Tree felled to standing stump.	No action required.		Dead	C1	9.00
							n/a		Dead		
T12	Mature Wild cherry Prunus avium	3	4	510	5 5 5	1: Tree felled to standing stump with a large vertical split. 2: Acceptable condition at present.	No action required.		Dead	C1	6.12
							n/a		Dead		

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G13	Mature Mixed species	av 24	av 5	av 750	av 9 9 each	1: Linear woodland group adjacent to stream with informal footpaths and tracks. 2: Moderate deadwood throughout the group currently presents a low risk. 3: Native deciduous with holly and yew.	Maintain 3m minimum ground clearance over carpark.		Good	A2	9.00
									Good		
G14	Early-Mature Holly Ilex aquifolium	av 6	av 1.5	av 300	av 2.5 2.5 2.5 each	1: 2x variegated hollies. 2: Pruned in the past to remove low hanging lateral branches. 3: Currently adequate clearance from adjacent structures.	No action required.		Good	40+ B	3.60
							n/a	3	Good		
T15	Mature Horse chestnut Aesculus hippocastanum	22	5	1100	9 7 9	1: Nursery schools and playground within target area. 2: Located on compacted, raised area. 3: Raised buttress roots and some fluting (swelling) above buttress roots. 4: Trifurcated stem at 4m above ground level. 5: Currently adequate clearance from adjacent structures.	Monitor condition.		Good	B1.2	13.20
							Moderate		Good		
T16	Semi-Mature Cockspur Thorn Crataegus crus-galli	5	1.5	150	2.5 2.5 2.5	1: Commemorative tree within grassed area. 2: Adequate clearance from adjacent buildings and structures.	No action required.		Fair	10-20 C1	1.80
							n/a	3	Good		
T17	Early-Mature Oak Quercus sp.	9	2	610	8 7 7	1: Basal flaring due to construction of raised bed. 2: Pruned in the past to provide clearance from structures and exhibiting good closure. 3: Cavity at 4m exhibiting good closure. 4: Localised deadwood to upper crown.	Prune to remove deadwood and monitor condition.		Good	B1.2	7.32
							Moderate		Fair		
T18	Early-Mature Lawson Cypress Chamaecyparis lawsoniana	10	0.3	350	2 2 2	1: Bifurcated stem at 2.5m above ground level. 2: Not previously pruned to any extent. 3: Canopy overhangs into adjacent property to north west. 4: Good visual amenity.	Reduce in height by 50%		Good	40+ B1	4.20
							Low	3	Fair		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius	
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)	
G19	Semi-Mature Mixed species	av 10	av 1	av 320	4 5 each	1: Ornamental planting within school courtyard area-oak, beech, maple, rowan, cypress. 2: Beech and cypress have been previously topped. 3: Currently adequate clearance from adjacent structures.	No action required.		Good	B2	3.84	
							n/a		Good			
T20	Semi-Mature Italian Alder Alnus cordata	6	2	250	3 3	1: Pruned in the past to remove low hanging lateral branches. 2: Insignificant deadwood to lower crown. 3: Acceptable condition at present.	No action required.		Good	10-20	C1	3.00
							n/a	3	Fair			
T21	Mature Goat willow Salix caprea	16	3	750	7 7	1: Multi stemmed at base. 2: Canopy encroaching onto footpath. 3: Included bark union of codominant stems with natural brace at 1.25m above ground level.	Maintain 2m minimum ground clearance over adjacent footpath.		Good	C1	9.00	
							Low		Fair			
T22	Mature Oak Quercus petraea	22	5	800	7 8 8	1: Offsite, canopy to south overhangs into site although with adequate ground clearance. 2: Historic primary branch failure at 7m on south side of stem. cavity has developed alongside occlusion of the wound. 3: Several lateral branch failures and one large hung up branch to south.	Remove hung up branch and monitor cavity at 7m.		Good	20-40	B1	9.60
							Moderate	1	Fair			
G23	Early-Mature Mixed species	av 10	av 1	av 700	4 5 each	1: Closely spaced linear group between boundary fields. 2: Dense ivy to north of group. 3: Elm trees within the group exhibiting reduced vitality. 4: Bs5837 category c as individuals.	Sever ivy and reinspect.		Good	B2	8.40	
							Low		Fair			
G24	Mature Goat Willow Salix caprea	av 14	av 0.5	av 650	7 6 each	1: 2x trees making up part of field boundary hedgerow. 2: Low occupancy area. 3: Use other survey details. 4: Acceptable condition at present. 5: Category c as individuals.	No action required.		Good	20-40	B2	7.80
							n/a	3	Fair			

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T25	Oak Quercus sp.	8	2	300	5 5 5	1: Lateral branch at 1.8m with tear wound is of little concern at present due to low occupancy. 2: Part of wider linear woodland boundary group.	No action required.		Good	B1	3.60
							n/a		Good		
T26	Mature Sycamore Acer pseudoplatanus	18	3	700	8 7 5	1: Situated in low occupancy area. 2: Audible indication of internal decay at base when tapped with nylon hammer. 3: Significant bark dieback and decay to east side of stem to a height of approximately 2m. 4: Tree appears moribund.	Resurveyed in spring to determine vitality.		Very Poor	<10 U	8.40
							Moderate	1	Fair		
G27	Mature Mixed species	av 22	av 3	av 1100	av 10 11 10 each	1: 1x sycamore and 1x oak. 2: Deadwood to approx. 150mm diameter currently presents a low risk due to land use. 3: Large torn limb of approx. 400mm diameter on oak tree at 6m above ground level.	No action required.		Good	B=1.2	13.20
							n/a		Good		
T28	Mature Sycamore Acer pseudoplatanus	19	2	720	7 7 7	1: Stem trifurcates at 1.8m above ground level. 2: Bark split up stem to a width of 70mm exposing heartwood. 3: Primary branch to west has severe lean and split and is susceptible to failure.	Fence off informal walkway under canopy.		Good	B1.2	8.64
							Moderate		Fair		
G29	Early-Mature Mixed Species	av 8.5	av 0.5	av 320	av 4 4 4 each	1: Broken field boundary hedgerow. 2: Hazel, hawthorn, lime, oak, willow. 3: Low occupancy area. 4: Group has not seen any recent management. 5: Acceptable condition at present.	No action required.		Good	40+ B2	3.84
							n/a	3	Good		
G30	Early-Mature Mixed species	av 14	3	av 450	av 6 6 6 each	1: Moderately spaced lapsed hedgerow consisting hawthorn, hazel, goat willow and ash. 2: Acceptable condition at present.	No action required.		Good	B2	5.40
							n/a		Fair		

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							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G31	Mature Ash Fraxinus excelsior	av 17	av 3	av 800	av 8 9 7 each	1: Located in centre of group g30. 2: Bark dieback and deadwood to 300mm diameter to both trees. 3: Decay fungus of inonotus hispidus to both canopies. 4: Both trees in mid stage decline probably due to ash dieback. 5: Currently presents low risk due to low occupancy levels.	Monitor condition.		Fair	B-1.2	9.60
							Moderate		Fair		
T32	Mature Ash Fraxinus excelsior	18	4	1000	14 10 12 12	1: Dominant tree within localized area. 2: Evidence of infection from ash dieback. 3: Deadwood upto approximately 150mm diameter to lower and mid crown. 4: Large horizontal scaffold branches throughout crown. 5: Inonotus hispidus to crown.	Monitor condition.		Fair	20-40 B1.2	12.00
							Moderate	1	Fair		
T33	Early-Mature Ash Fraxinus excelsior	16	2	600	6 8 4 6	1: Offsite. 2: Canopy to north west overhangs into the site and could be pruned back if required. 3: Possibly infected with ash dieback although structural condition is currently acceptable. 4: Low occupancy area.	Monitor condition.		Fair	20-40 B	7.20
							Moderate	1	Good		
T34	Early-Mature Elm Ulmus sp	11	2	400	5 5 5 5	1: Located within field boundary hedgerow. 2: Could be pruned back if required. 3: Crossing branch at 4m above ground level. 4: Acceptable condition at present.	No action required.		Good	40+ B1.2	4.80
							n/a	3	Good		
T35	Early-Mature Ash Fraxinus excelsior	10	5	350	4 3 3 4	1: Indication of infection from ash dieback. 2: Dieback within crown. 3: Located within hedgerow.	Monitor condition.		Fair	10-20 C	4.20
							Moderate	1	Fair		
G36	Early-Mature Hawthorn Crataegus monogyna	av 6	3	av 300	av 3.5 3.5 3.5 each	1: Unmanaged field boundary hedgerow. 2: Provides screen. 3: Acceptable condition at present. 4: Could be pruned back if required.	No action required.		Good	40+ B2	3.60
							n/a	3	Fair		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)		Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
					W	E		Priority	Inspect Freq (yrs)			
G37	Early-Mature Mixed Species	av 5	3	av 250	3	3	1: Unmanaged field boundary hedgerow consisting hawthorn and hazel. 2: Could be pruned back if required. 3: Acceptable condition at present.	No action required.		Good	40+	3.00
								n/a	3	Fair	B2	
T38	Mature Alder (common) Alnus glutinosa	12	3	900	7	8	1: Dominant tree within copse. 2: Pruned in the past to remove low hanging lateral branches and exhibiting good closure. 3: Epicormic growth.	No action required.		Good	40+	10.80
								n/a	3	Good	A1.2	
T39	Mature Oak Quercus petraea	13	3	600	8	7	1: Excellent specimen to south end of copse. 2: Not previously pruned to any extent.	No action required.		Good	40+	7.20
								n/a	3	Good	A1.2	
G40	Early-Mature Mixed Species	av 16	3	av 500	6	6	1: Small isolated copse consisting oak, sycamore, horse chestnut, hawthorn, alder. 2: Unmanaged boundary hawthorn hedgerow to north west with area of willow to south east on steep embankment . other self set species in between. 3: Potential wildlife habitat. 4: Acceptable condition at present.	No action required.		Good	40+	6.00
								n/a	3	Fair	B1.2	
T41	Early-Mature Hawthorn Crataegus monogyna	4	1.5	280	1	3	1: Located on north west side of drainage ditch. 2: Historically failed codominant stem at base. 3: Remaining leaders appear structurally sound. 4: Canopy suppressed and biased to north east.	No action required.		Good	20-40	3.36
								n/a	3	Fair	C1	

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T42	Mature Sycamore Acer pseudoplatanus	20	4	1000	8 9 9 7	1: Located on site boundary. 2: Pruned in the past to remove low hanging lateral branches and exhibiting near full closure. 3: Large tapered buttressing. 4: Deadwood and hung up branches within crown. 5: Significant included bark union with no signs of failure.	Monitor included bark union.		Good	40+	12.00
							Low	3	Good	A1.2	
T43	Mature Oak Quercus petraea	20	2	1000	4 10 6 10	1: Located atop drainage ditch. 2: Canopy biased to south west, suppressed by adjacent tree. 3: Three lateral branch snap outs, one large failed branch hung up in crown. acceptable condition at present, remove hung up branch if adjacent site developed.	No action required.		Good	40+	12.00
							n/a	3	Good	A1.2	
G44	Early-Mature Mixed Species	av 8	av 0.5	av 410	av 4 4 4 each	1: Hawthorn and hazel hedgerow. 2: Probably original field boundary hedgerow. 3: Has not seen any recent management. 4: Potential wildlife habitat. 5: Acceptable condition at present.	No action required.		Good	40+	4.92
							n/a	3	Fair	B2	
T45	Early-Mature Oak Quercus petraea	10	1	650	6 6 5 6	1: Pruned in the past to remove low hanging lateral branches. 2: Several decaying pruning wounds. 3: Acceptable condition at present.	Monitor condition.		Good	40+	7.80
							Low	3	Fair	B1.2	
T46	Early-Mature Wych Elm Ulmus glabra	9	1	380	6 7 5 6	1: Trifurcated stem at ground level with stem inclusion and no signs of failure. 2: Part of hedgerow. 3: Acceptable condition at present.	Monitor included bark union.		Good	10-20	4.56
							Low	3	Fair	C1	
T47	Early-Mature Hawthorn Crataegus monogyna	6	2	300	2 3 3 3	1: Part of broken boundary hedgerow. 2: Suppressed by adjacent tree. 3: Acceptable condition at present.	No action required.		Good	20-40	3.60
							n/a	3	Fair	B1.2	

Reference T= Tree G = Group H = Hedge = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T48	Mature Ash Fraxinus excelsior	18	5	850	10 7 10 8	1: Located on original field boundary. 2: Significantly pruned mainly on south side of canopy overhanging into adjacent residential development. 3: Significant dieback throughout the canopy probably due to infection from ash dieback (chalara). 4: Tree still remains viable.	Resurveyed in spring/summer 2022.,		Fair	10-20 C1	10.20
							Moderate	1	Fair		
T49	Early-Mature Oak Quercus petraea	11	4	600	6 3 7 5	1: Part of broken hedgerow. 2: Recent tree removal adjacent to tree. 3: Pruned in the past mainly on south side. 4: Asymmetrical crown form. 5: Ivy clad stem.	Monitor condition.		Good	20-40 B1.2	7.20
							Low	3	Fair		
G50	Early-Mature Mixed Species	av 6	av 1.5	av 320	av 4 3 2 each	1: Broken hedgerow due to recent removals. 2: Hazel with hawthorn. 3: Canopies biased north. 4: Acceptable condition at present.	Monitor condition.		Good	10-20 C1.2	3.84
							Moderate	1	Fair		
G51	Early-Mature Mixed Species	av 7	av 1	av 300	av 3 3 each	1: Hawthorn hedgerow with hazel, ash. 2: Has not seen any recent management. 3: Provides screen from adjacent site. 4: Potential wildlife habitat.	No action required.		Good	40+ B2	3.60
							n/a	3	Fair		
T52	Early-Mature Wych Elm Ulmus glabra	11	2	400	6 6 3 4	1: Located within boundary hedgerow. 2: Canopy biased north. 3: Ivy clad stem. 4: Acceptable condition at present.	No action required.		Good	40+ B1.2	4.80
							n/a	3	Good		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G53	Early-Mature Mixed Species	av 14	av 0.5	av 400	av 4 4 each	1: Boundary landscaping consisting oak, ash, sycamore, horse chestnut, hawthorn, alder. 2: Has not seen any recent management other than some removals to the south. 3: Potential wildlife habitat. 4: Acceptable condition at present.	No action required.		Good	20-40 B2	4.80
							n/a	3	Fair		
G54	Early-Mature Mixed Species	av 17	av 0.5	av 400	av 6 5 5 each	1: Boundary landscaping consisting oak, ash, sycamore, horse chestnut, hawthorn, alder. 2: Has not seen any recent management. 3: Provides screening and potential wildlife habitat. 4: Acceptable condition at present.	No action required.		Good	40+ B2	4.80
							n/a	3	Good		

Appendix 2 - Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 - Tree Retention Category

The following table provides an explanation of retention categories used.

Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
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.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

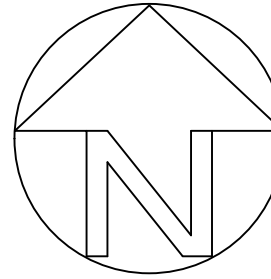
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

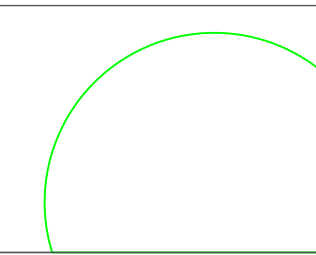
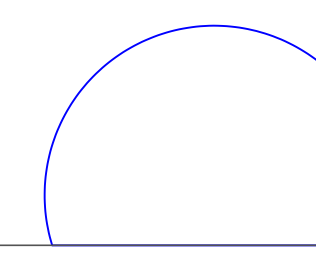
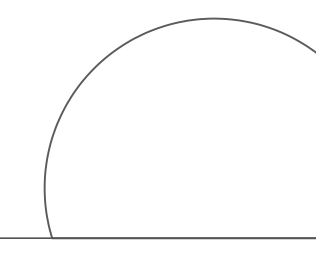
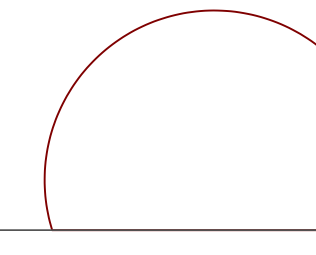
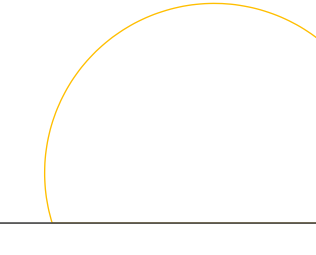
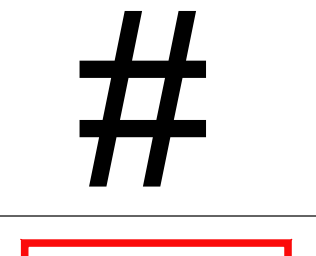
Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-



-  Category A tree, group or hedge
-  Category B tree, group or hedge
-  Category C tree, group or hedge
-  Category U tree, group or hedge
-  Root Protection Area (RPA)
-  Position estimated on site
-  Red Line Boundary

01	10/12/21	OVERVIEW PLAN ADDED	AB	GK
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
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Manchester M3 7BF

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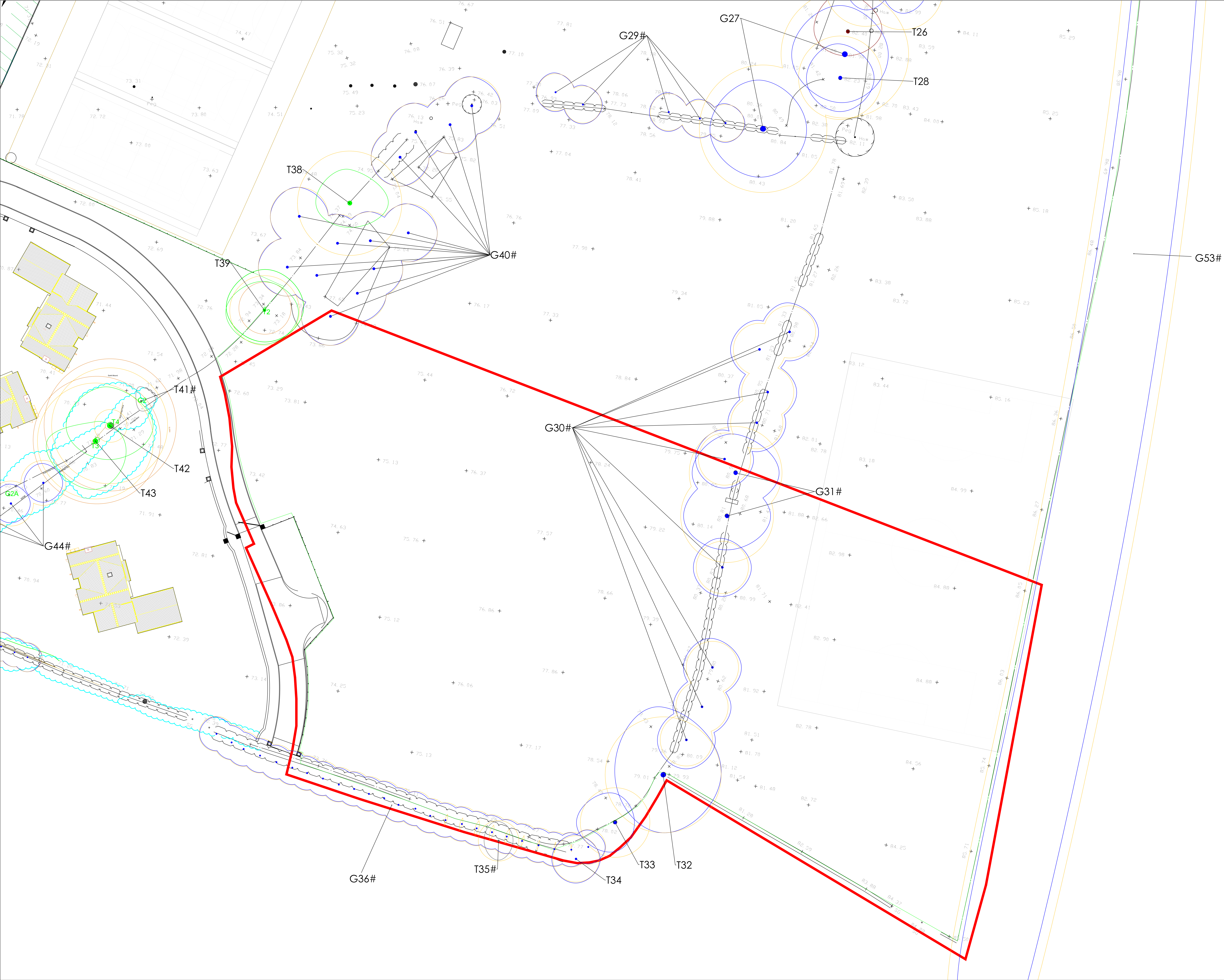
Client: **Oakhill School**

Project: **Oakhill School, Wiswell Lane, Whalley**

Title: **TREE CONSTRAINTS PLAN**

Issue: **PLANNING**

Drawn:	Checked:	Approved:
AB	GK	AB
Project:	Scale @ A0:	Date:
UG1111	1:500	06/12/21
Dwg No:	Revision:	
UG_1111_ARB_TCP_01	00	



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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Root Protection Area (RPA)

#

Position estimated on site

Red Line Boundary

01	10/12/21	OVERVIEW PLAN ADDED	AB	GK
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

URBAN
GREEN

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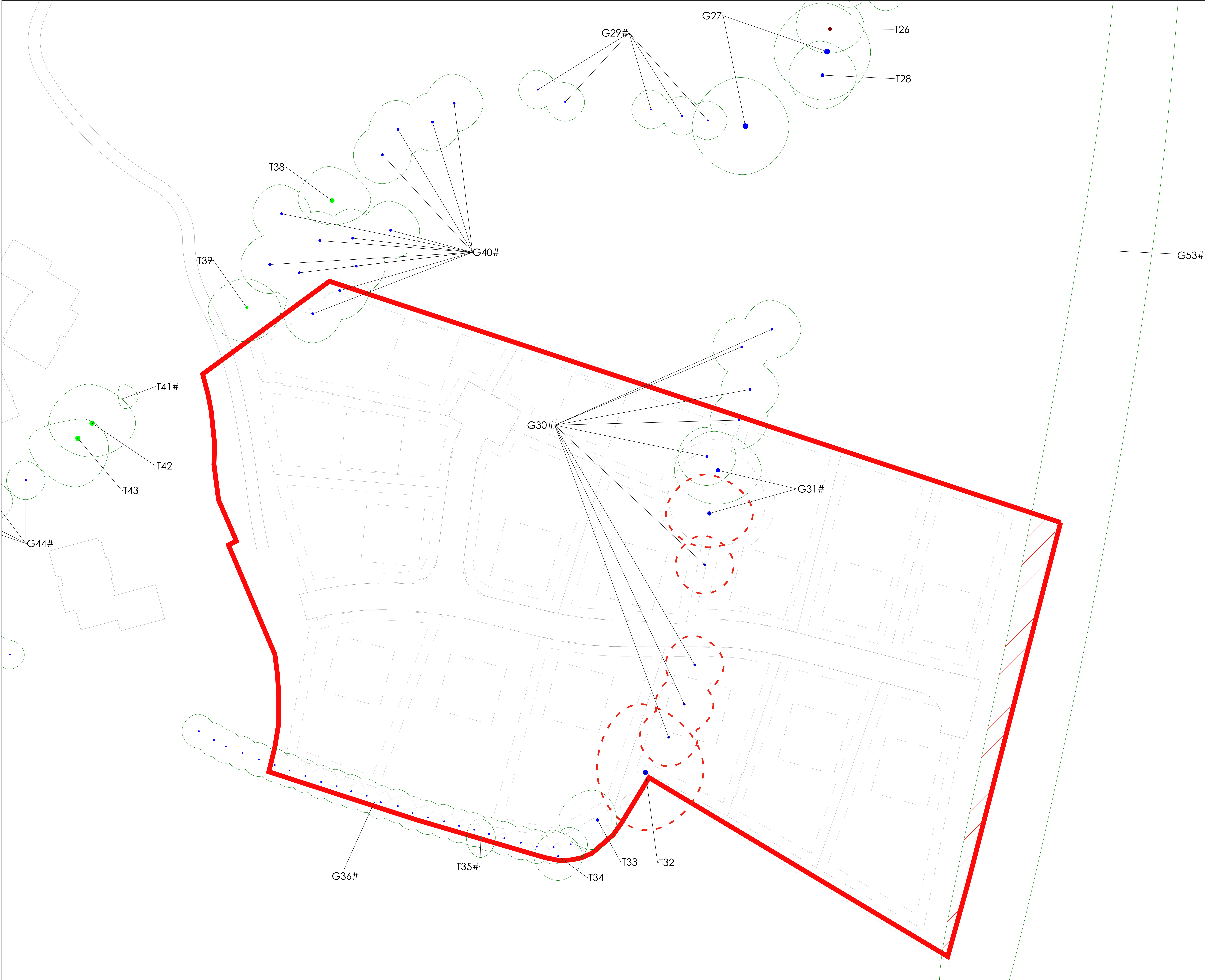
Client:
Oakhill School-Phase 2

Project:
Oakhill School, Wiswell Lane, Whalley

Title:
TREE CONSTRAINTS PLAN

Issue:
PLANNING

Drawn: AB	Checked: GK	Approved: AB
Project: UG1111	Scale @ A0: 1:250	Date: 06/12/21
Dwg No: UG_1111_ARB_TCP_01	Revision: 00	



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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Retained tree

Removed tree

Extents of pruning

#

Position estimated on site

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
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Client:
Oakhill School-Phase 2

Project:
Oakhill School, Wiswell Lane, Whalley

Title:
TREE REMOVAL PLAN

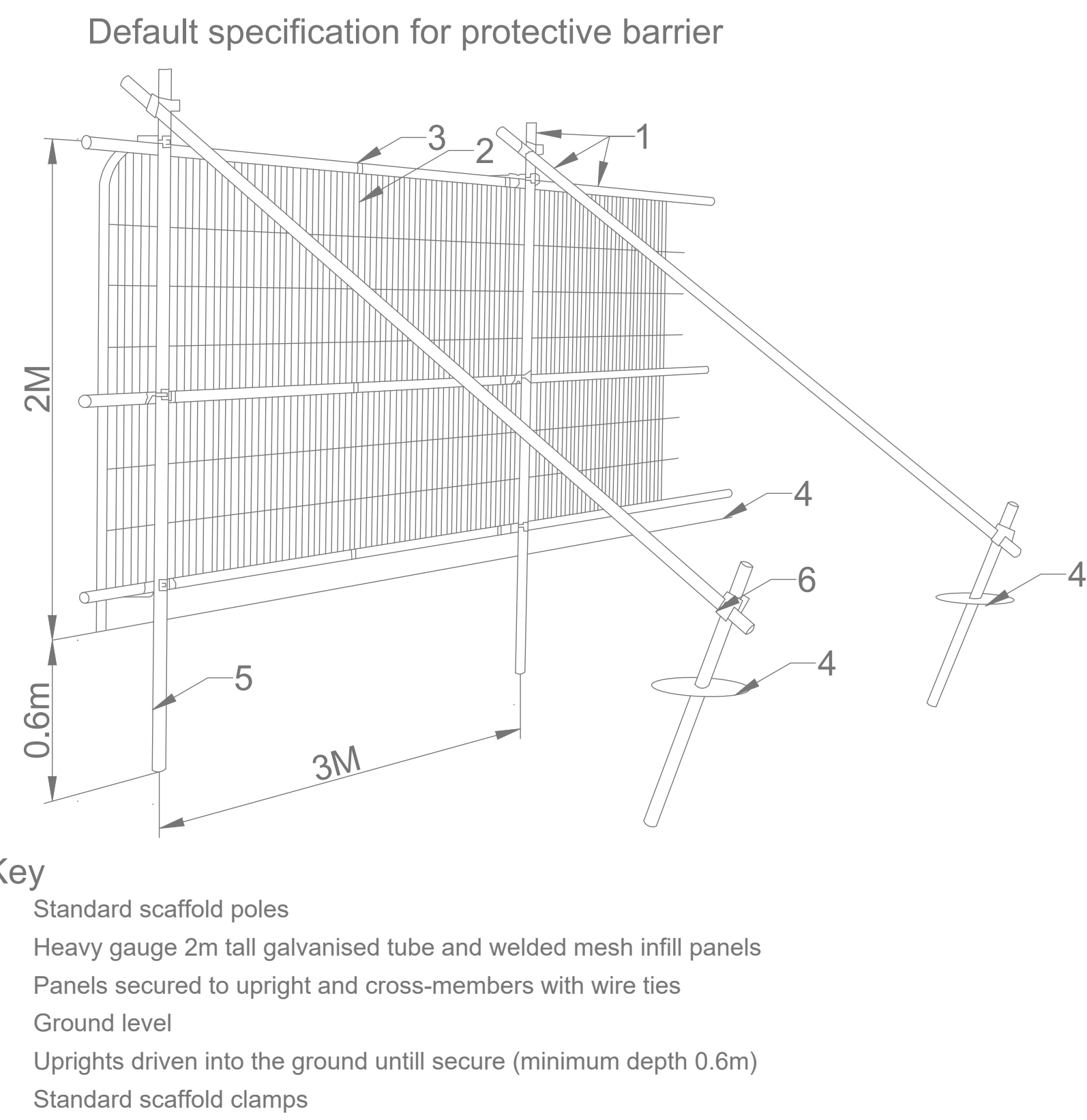
Issue:
PLANNING

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Project:	UG1111	Scale @ A0:	1:250	Date:	06/12/21	
Dwg No:	UG_1111_ARB_TRP_01				Revision:	00

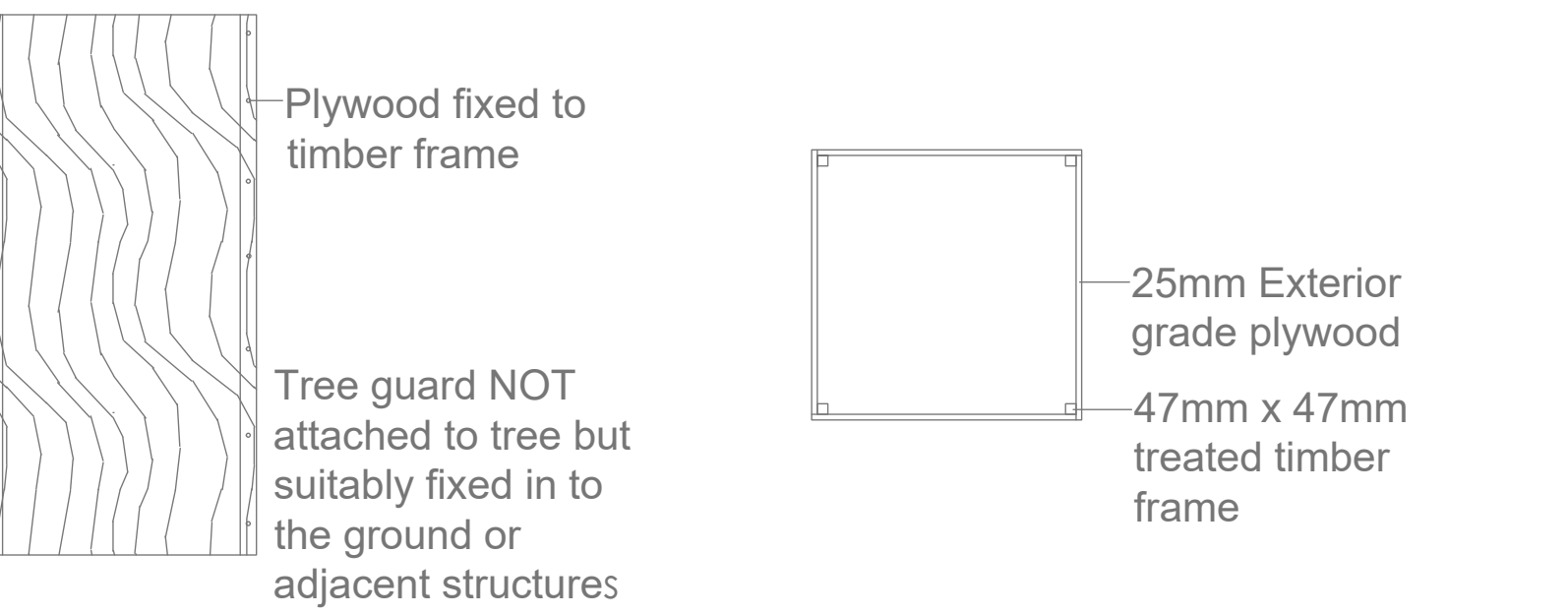
Tree Works Schedule			
Tree Number	Species	Works Required	Reason
G30-southern section	Hawthorn, hazel, goat willow & ash	Fell to ground level, grub out or grind stump	To facilitate the development.
G31-southern tree	Ash		
T32			
G53-section to south of group	Mixed species	Prune to reduce lateral spread by 2 metres on west side.	Arboricultural Management
T3	Ash	Fell to ground level.	
T8	Lawson Cypress		
T18		Reduce in height by 50%	

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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Client: Oakhill School				
Project: Oakhill School, Wiswell Lane, Whalley				
Title: TREE WORKS SCHEDULE				
Issue: PLANNING				
Drawn: AB		Checked: GK	Approved: AB	
Project: UG1111		Scale @ A0: 1:250	Date: 06/12/21	
Dwg No: UG_1111_ARB_TWS_01			Revision: 00	

Insert 1: Tree protective fencing specification



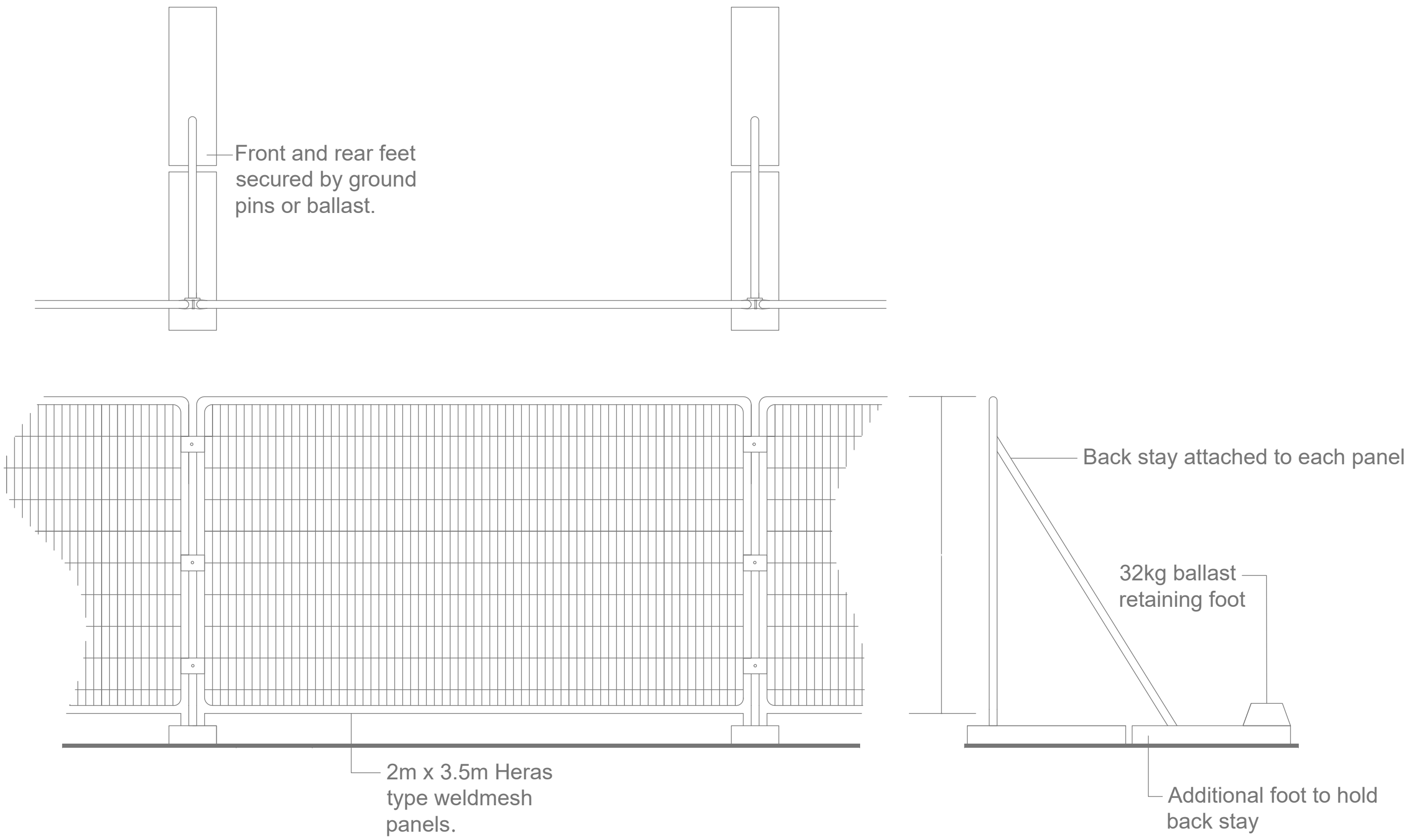
Temporary tree guard specification



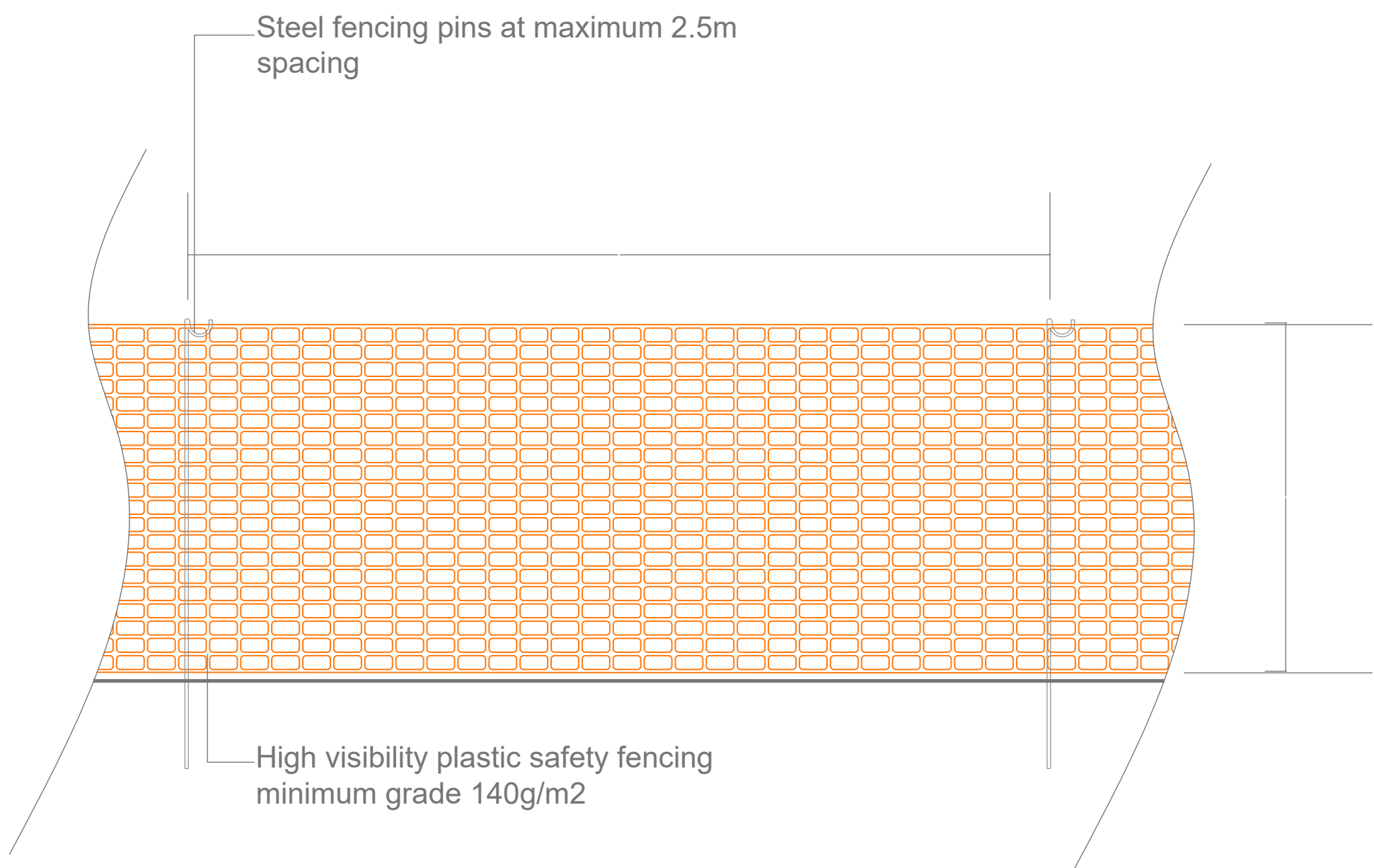
Insert 2: Tree protection notice



Back-stay support

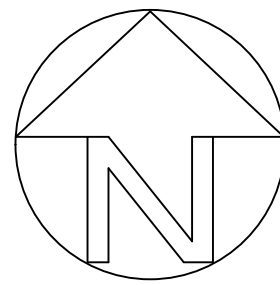


Barrier mesh specification



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Notes:-



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Client: **Oakhill School**

Project: **Oakhill School, Wiswell Lane, Whalley**

Title: **TREE PROTECTION INDEX**

Issue: **PLANNING**

Drawn: **AB** Checked: **GK** Approved: **AB**

Project: **UG1111** Scale @ **A0:1:250** Date: **06/12/21**

Dwg No: **UG_1111_ARB_TPI_01** Revision: **00**