Alston Dairy
Preston Road
Alston
Longridge

James Hall Ltd

TREE SURVEY REPORT

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CONTENTS

1.0 Introduction

1.1 Trevor Bridge Associates Ltd (TBA) have been instructed by James Hall Ltd to undertake a pre-development arboricultural survey of trees and significant vegetation. The pre-development tree survey should be read in conjunction with the accompanying ***Tree Survey & Root Protection Area drawing*** ref: 7274.01.

1.2 A site visit to the site was carried out in October 2023.

1.3 This pre-development tree survey should be considered the first part of a process in identifying trees that are to be retained and protected. A key part of the pre-development survey is the identifying of Root Protection Areas (RPA's). In Addition to the pre-development survey the following documents may be required to fully support a planning application:

i) An Arboricultural Impact Assessment - This will assess the impact on trees of a proposed development.

ii) An Arboricultural Method Statement - This provides specific details on how a development should proceed in such a manner that avoids damage to trees being retained. It is accompanied with a tree protection plan.

1.4 The following information was provided for reference for the purposes of undertaking this pre-development survey.

- TriCAD Solutions Ltd drawing. *Site Survey. Drawing No. TRI-4135-07. Date: 02.06.2023.*

1.5 This report has been undertaken by Mike Gregory HND Arb. M. arbor A. Mike has extensive experience working as a tree surgeon and has several years experience as a tree officer. He has provided advice and consultancy to the public sector for over 15 years. He is highly experienced in tree and development issues, having provided reports on over 600 development sites.

2.0 Scope and Limitations of the Report

2.1 This report has been prepared to inform the design layout of potential development and be submitted with a planning application.

2.2 Due to the changing nature of trees – and possibly other site circumstances – this report and recommendations are limited to a two-year period. Similarly, this report could be invalidated if any alterations are made to the site that could change the conditions as seen at time of inspection.

2.3 Under certain circumstances, roots can affect foundations, drains and other underground services. These issues have not been addressed by this report.

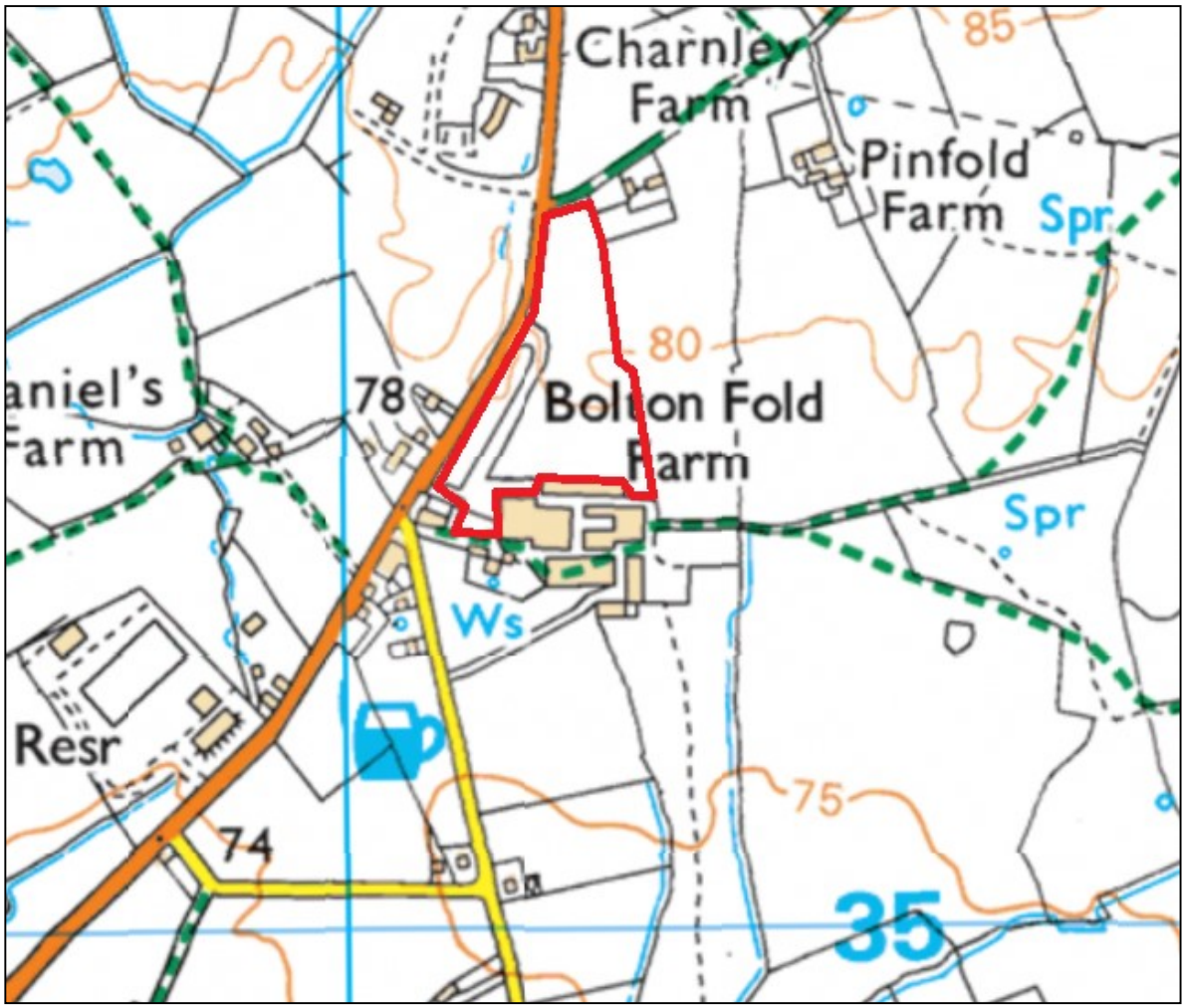
2.4 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage.

2.5 The primary purpose of this report is to provide data to inform design layouts, and aid in determining potential impacts to trees and vegetation of proposed development. It should not be assumed that this report contains sufficient data for detailed NHBC foundation calculations. In such cases it is recommended a separate survey is undertaken with a detailed breakdown of species and heights, both within and adjacent the site, annotated onto the site plan.

3.0 Site Location

3.1 The site comprises the grounds within and surrounding Alston Dairy Ltd, including access drive, parking areas and adjacent paddocks and fields.

3.2 The land surveyed is indicated within the plan extract below:



3.3 The OS grid reference of the site is SD 60146 35492.

3.4 The full details of the tree cover is included within the tree survey schedule within section 11.0 of this report, and within the accompanying Tree Survey & Root Protection Area drawing.

4.0 Tree Survey Schedule - Methodology

4.1 This survey complies with British Standard 5837:2012 *Trees in relation to design, demolition and Construction - Recommendations*. All significant trees or groups within the site have been inspected, identified and detailed.

4.2 Site. The survey was carried out from ground level and without the use of special diagnostic equipment (unless otherwise stated). Lower-grade material may been treated as numbered groups, for example where in rows or dense groupings.

4.3 Schedule. The following information is given in the schedule:

- **Tree reference No**: A sequential number sequence post-fixed with a T for Trees, G for groups, H for hedges and W for Woodlands.
- **Tree Species**. Common name of Species.
- **Height** (metres). An electronic hypsometer is used to measure tree heights. Tree heights are only measured where it is possible to gain a clear unobstructed view of the tree, otherwise the height is estimated.
- **Trunk diameter** (millimetres). This is a key measurement for calculating the Root Protection Areas of trees. Measurements are taken at 1.5m, height above ground level. If trees are assessed as a group or woodland feature, the trunk diameter of the largest tree within the group or woodland is estimated and used.
- **Crown spread** (metres**):** The maximum lateral spread of the canopy as measured from the cardinal compass points (NESW). Spreads are measured either by pacing or laser where access is available, otherwise estimated.
- **Crown clearance** (metres): The height of the lowest section of canopy measured from cardinal compass points.
- **Age class.** A classification of the age of the tree. In the case of woodlands and groups this is based in the oldest tree.

Y – Young:	Recently planted trees less than ¼ life expectancy.
SM – Semi-Mature:	Established trees less than 1/3rd predicted life expectancy.
EM – Early mature:	Trees between 1/3rd and 2/3rd predicted life expectancy.
M - Mature:	Trees over 2/3rd predicted life expectancy.
V - Veteran:	A tree of significant age (with a large girth) which provides cultural, landscape or ecological value.

- **Physiological condition:** (Good, Fair, Poor, Dead). An assessment of the tree's health and vitality reflecting the tree's potential longevity as well as its capacity for withstanding environmental stresses (such as pests and diseases).
- **Structural Condition:** (Good, Fair, Poor, Dead): A consideration of the structural integrity of the physical structure of the tree.
- **Life Expectancy**: Estimated remaining contribution (years, 0-10 10-20 20-40 40+).
- **Root Protection Area**: As calculated via BS 5837: 2012 (area in square metres and as a radius in metres). This is the basis of the Root Protection Area marked as a circle on the Tree Survey (may have been modified in light of site circumstances). This is generally the minimum position for protective fencing.
- **Retention Category:**
  Trees are categorised using the criteria shown in the table below. The purpose of the categorisation is to apply a non fiscal value to tree stock to allow informed decisions on which trees should be retained or removed within the context of development.

TREES UNSUITABLE FOR RETENTION:			
'U' – [Marked red on plan] **Trees of such a condition that they can not be realistically retained as living trees in the context of the current land use for longer than 10 years.**	• Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse including those which will become unviable after the removal of other category U trees (where for what ever reason, the loss of companion shelter can not 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 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 might be desirable to preserve*		
TREES TO BE CONSIDERED FOR RETENTION:			
	1. Mainly arboricultural values	**2. Mainly landscape values**	**3. Mainly cultural values, including conservation**
'A' – [Marked green on plan] **Trees of high quality with an estimated life expectancy of at least 40 years**	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (eg the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood pasture)
'B' – [Marked blue on plan] **Trees of moderate quality with a remaining life expectancy of at least 20 Years**	Trees which may be in the A category but are down graded due to their impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such they are unlikely to be suitable for retention for beyond 40 years; trees lacking the special quality necessary to merit category A designation	Trees that are 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 clearly identifiable conservation or other cultural benefits
'C' – [Marked grey on plan] **Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm**	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 any greater collective landscape value ; and/or trees offering low or only temporary /transient landscape benefits	Trees with no material conservation or other cultural value

- **Observations**: This provides general information regarding the trees, providing details regarding defects, or points of merit.
- **Preliminary Recommendations:** Any management works that should be carried out. Recommendations for management works are only recommended sparingly, generally where there is a significant safety concern, or long term benefit for the tree. Works are considered within the context of the site at the time of survey. Works that are required in relation to new development proposals are considered separately (such as part of a method statement).

5.0 Trees and Construction – General Issues

5.1 Typically, about 80% of roots will be found in the upper half metre of soil and often extending well beyond the canopy spread. The threat to the trees by development comes from:

(a) root severance or fracture
(b) compaction of the soil, preventing gaseous exchange and moisture percolation
(c) possible change to moisture gradients due to surface water run-off or interception
(d) physical damage to low branches and trunk.
(e) Damage from chemical run-off from construction activities

The consequences for the tree of such damage are:

(i) instability, if severe enough
(ii) entry points for pathogenic fungi at wounds / fractures
(iii) loss of vitality due to reduced oxygen, mineral and moisture take-up; all leading to
(iv) root death, and
(iv) a general decline or possible death of the tree.

6.0 Tree Constraints

6.1 Constraints imposed by trees during development, both above and below ground need to be considered within the site layout design.

Protection is afforded to the tree by defining a Root Protection Area (RPA) within which no development activity should take place. The size of the RPA is defined in the British Standard and relates to trunk diameter. The RPA is normally the minimum position for placement of protective fencing.

6.2 Nominally the RPA is represented by a circle around the tree. The area of the RPA may however, subject to the consideration of the arboricultural consultant, and be altered to a polygon in order to reflect the site conditions and requirements. For example, existing hard surfaces and foundations are likely to restrict or limit root growth while good quality soil may promote and extend root growth.

6.3 Root Protection Areas primarily relate to below ground constraints (root protection). Other constrains that must be considered include:

- The current as well as ultimate height and spread of a tree.
- Large trees close to a building, particularly a dwelling, can cause apprehension to owners/occupiers that result in pressure for tree removal or inappropriate pruning. Buildings should be sited allowing for the species height, spread and overall habit.
- Species characteristics; i.e. density of foliage, fruit-fall, susceptibility to honeydew drip, or branch drop. Trees are shedding organisms. The leaves of some species may cause problems with blocking of gullies and gutters. Fruit may cause slippery patches and honeydew drop can affect surfaces (particularly cars). If conflicts may arise detailed design may address such issues, such as non-slip paths, use of car-ports, provision of leaf guards or grilles etc.
- The potential impact on direct and diffuse light of a particular location of land; shading of buildings by trees can be a problem, especially where rooms require natural light, in addition open spaces such as gardens and sitting areas should be designed to meet requirements for direct sunlight (for at least part of the day).
- Infrastructure requirements in relation to trees e.g. easements for underground or above ground apparatus and visibility splays.
- Space for the provision of new planting or landscaping.
- The proposed end use of space within Root Protection Areas.
- The requirement to protect overhanging canopies of trees that overhang or extend beyond Root Protection Areas.

7.0 Structures within the Root Protection Areas of Trees.

7.1 In the development layout design structures should be positioned outside of RPAs. In some exceptional instances there may be an overriding justification for construction within the RPA. In such cases technical solutions may be available to minimise (to an acceptable level) disturbance to the tree/s. Where such technical solutions may be relied upon full details will need to be included within a method statement. Advice must be sought from a suitably qualified arboriculturalist in such matters.

7.2 In some cases it may be unavoidable to place permanent hard surfacing within an RPA (for example the placement of an access driveway or parking area). In such cases the following should apply:

- No excavation of the soil should take place, other than scraping of the turf/vegetation layer
- Any design must avoid compaction, allowing even distribution of weight.
- New hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.
- If the proposed surface is likely to require de-icing salt then run-off should be directed away from the RPA.

- Permeable hard surfacing can result in soil moisture saturation for long periods (resulting in root death). Where there is a risk of water-logging a design should incorporate land drainage.

7.3 Appropriate sub-base options for new hard surfacing include three-dimensional cellular confinement systems. Piles, pads or elevated beams can support bridges over RPAs. In all cases full specifications and methodology must be included within a supporting method statement.

8.0 Wildlife Issues and Timing of Operations

8.1 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation (Natural England, 0300 060 1842, www.naturalengland.org.uk). Where relevant any current ecological surveys for the site will take precedence in this matter.

8.2 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August.

8.3 The pruning of some species should avoid specific times. *Prunus* species (eg flowering and fruiting Cherry, Plum, Almond etc) should only be pruned during June – August in order to minimise the risk of infection by Silver Leaf disease. *Acer* (Maples including Sycamore), *Betula* (Birches) and, *Morus* (Mulberry) should not be pruned February – June due to sap bleeding; also *Juglans* (Walnut) should not be pruned from December – June.

9.0 Tree Preservation Orders and Conservation Areas

9.1 Prior to the undertaking of any tree works it is recommended that the local planning authority is contacted to check if trees within the site are subject to TPO's or Conservation Areas.

9.2 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

9.3 Certain exemptions apply: for example the removal of deadwood. In the case of dangerous trees 5 days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards).

9.4 Planning consent overrides protected trees, where the works or removal are necessary for development to proceed.

10.0 Felling Licences

10.1 There are restrictions on the felling of non-garden trees**.** In any quarter calendar year it is permissible to fell up to 5 cubic metres of timber (as long as the timber is not sold).

10.2 Certain exemptions apply, this includes the felling of trees to directly implement a planning consent. For further information the Forestry Commission provide a leaflet entitled Tree Felling Getting Permission which can be found at www.forestry.gov.uk.

Tree Group Hedge	Common Name	Age Class	Height (m)	No. of Stems	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	> 5 stems	Root Protection Area (Radius, m)	N	E	S	W	N(H)	E(H)	S(H)	W(H)	Physiological Condition	Structural Condition	Life Expectancy	Future Growth Potential	Retention Category	Comments & Observations	Preliminary Work recommendations
1G	3x Cherry	Young	3	1	100															Good	Good	40+	Moderate	C1	Ornamental planting.	
2H	Blackthorn and Hawthorn Hedge	Early-Mature	1.6	1	80															Good	Good	30+	Low	C1	Boundary hedge.	
3G	Cherry Laurel, Lawson Cypress, Privet, Ash, Cherry	Early-Mature	8	1	160															Good	Fair	30+	Moderate	C1	Ornamental planting to boundary of site.	
4T	Silver Birch	Early-Mature	8	1	250						3	3	3	3	3	2	2	2	2	Good	Good	40+	Moderate	B2		
5T	Silver Birch	Early-Mature	9	1	210						2.4	3	3	3	3	2	2	2	2	Good	Good	40+	Moderate	B2		
6T	Pear	Young	4	1	90						1.2	1	1	1	1					Good	Good	40+	Moderate	C1	New planting.	
7T	Silver Birch	Early-Mature	9	1	230						2.7	3	3	2	3	2	2	2	2	Good	Good	40+	Moderate	B2		
7G	11x Silver Birch	Sapling	7	1	200						2.4	2	2	2	2					Good	Good	40+	High	B2	Group of planting flanking access drive.	
8T	Pear	Young	5	1	80						0.9	1	1	1	1					Good	Good	40+	Moderate	C1		
9H	Hawthorn Hedge	Mature	1	1	40															Good	Good	40+	Low	B3		

Tree Group Hedge	Common Name	Age Class	Height (m)	No. of Stems	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	> 5 stems	Root Protection Area (Radius, m)	N	E	S	W	N(H)	E(H)	S(H)	W(H)	Physiological Condition	Structural Condition	Life Expectancy	Future Growth Potential	Retention Category	Comments & Observations	Preliminary Work recommendations
10G	4x Norway Maple	Semi-Mature	7	1	200						2.4	3	3	3	3					Good	Fair	40+	High	B2		
11T	Norway Maple	Young	4	1	90						1.2	2	2	2	2					Fair	Fair/Poor	20+	High	C2	Slightly asymmetric form. Developing a slightly weak fork in trunk.	
12G	13x Silver Birch	Semi-Mature	8	1	200						2.4	3	3	3	3					Good	Good	40+	High	B2	Group of planting flanking access drive.	
13G	2x Pear	Young	5	1	80						0.9	2	2	2	2					Good	Good	40+	Moderate	C1		
14H	Beech, Cherry Laurel.	Sapling	2	1	20															Good	Fair	40+	Low	C3		
15T	Ash	Mature	12	1	800						9.6	3	6	5	3	4	6	6	4	Fair	Fair/Poor	20+	Low	B3	Veteran features. Former branch fracture stub at 3m height to west with cubicle decay. Die-back in outer canopy. Retrenching regrowth in lower canopy. Estimated trunk diameter.	
16H	Hawthorn and Blackthorn Hedge	Mature	3	1	50															Good	Fair	40+	Low	B3	Field boundary hedge.	
17G	Horse Chestnut, Silver Birch, Sycamore, Crack Willow, Cherry, Norway Maple, Pine	Early-Mature	10	1	300															Good	Fair	40+	High	A2	Off site boundary trees. High value as screening and collective value.	
18T	Ash	Mature	11	1	450						5.4	5	6	6	6	4	3	3	3	Fair	Good	20+	Moderate	B2	Off site tree. Indications of Ash die-back in lower canopy, though mid and upper canopy exhibits good vitality.	
19T	Ash	Mature	11	1	500						6	5	6	6	5	3	2	3	2	Fair/Poor	Fair	10+	Low	C1	Ash-dieback affecting outer canopy.	

Tree Group Hedge	Common Name	Age Class	Height (m)	No. of Stems	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	> 5 stems	Root Protection Area (Radius, m)	N	E	S	W	N(H)	E(H)	S(H)	W(H)	Physiological Condition	Structural Condition	Life Expectancy	Future Growth Potential	Retention Category	Comments & Observations	Preliminary Work recommendations
20T	Beech.	Early-Mature	11	1	230						2.7	3	3	3	3	2	2	2	2	Good	Good	40+	High	**B2**		
21T	Norway Maple	Semi-Mature	5	1	160						1.8	3	2	2	2	2	2	2	2	Fair/Poor	Poor	<10	Low	**U**	Bark stripped.	
22H	Hawthorn Hedge	Mature	1.5	1	50															Good	Good	40+	Low	**B3**		