TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL					
Site:	The Lodge, Clitheroe Road, Whalley, Lancashire, BB7 9AD	Surveyor:	Phill Harris – Chartered Arboriculturist	Page: 1 of 2	
Agent for Client:	Stanton Andrews Architects	Survey Date:	23 April 2014		
		Job Ref:	BTC658		

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T2	Yew	8.5	1x220 1x180 3x150 (ms)	N E S W	0 0 2 4	N/A 5	SM	M	▪ Multi-stemmed. ▪ Highly biased crown to south west due to suppression by neighbouring tree. ▪ Crown showing signs of a substantial reduction in vitality with sparse foliage cover.	▪	10+	C1	67	4.62
T3	Yew	7	1x160 1x80 (ts)	N E S W	0 0 3 2.5	2-SW 0	Y	G	▪ Small sub-stem arises at base. ▪ Highly biased crown and moderately severe stem lean to south west due to suppression by neighbouring tree.	▪	20+	C1	15	2.15
T4	Holly	9	2x240 (ts)	N E S W	0 1 4 2.5	N/A 1.5	EM	G	▪ Stem bifurcates at a height of approximately 0.3m. ▪ Highly biased crown to south-west due to suppression by neighbouring tree.	▪	20+	B1	52	4.07
T5	Yew	9.5	300	N E S W	4.5 5 5.5 2.5	2-SW 0.5	SM	G	▪ Stem trifurcates at a height of approximately 2m. ▪ Moderately biased crown to east.	▪	40+	B1	41	3.6
T6	Silver Birch	16	320	N E S W	4 3 4 3	N/A 4	SM	G	▪ No visible structural defects.	▪	40+	B1	46	3.84
T7	Corsican Pine	21	810	N E S W	4.5 4 6 4.5	10-S 9	M	M	▪ Dense ivy up stem. ▪ Crown showing signs of a moderate reduction in vitality with moderately sparse foliage cover.	▪ Sever ivy at stem base.	20+	B1	297	9.72
T8	Holly	10.5	1x220 1x170 1x110 1x80 (ms)	N E S W	2 2 2 2	N/A 10	SM	M/P	▪ Multi-stemmed. ▪ Very dense ivy up stems. ▪ Very low crown to height ratio.	▪ Sever ivy at stem base.	10+	C1	43	3.71

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to nearest half metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree'(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree'(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m^2:	Root Protection Area in m^2 - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

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Site:	The Lodge, Clitheroe Road, Whalley, Lancashire, BB7 9AD	Survey Date:	23 April 2014	
Agent for Client:	Stanton Andrews Architects	Job Ref:	BTC658	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T9	Copper Beech	20	820	N E S W	8.5 10 9 10	5 2	M	G	▪ Branch tips in contact with roof and wall.	▪ Prune to obtain a 1.5m clearance from building.	40+	A1/2	304	9.84
T10	Corsican Pine	23.5	880	N E S W	4 6 6 6	10-S 15	M	M/P	▪ Dense ivy up stem. ▪ Crown showing signs of a substantial reduction in vitality with sparse foliage cover and widespread dieback, which will have had a corresponding effect on the tree's roots with associated dieback.	▪ Sever ivy at stem base.	10+	C1	350	10.56
T11	Sycamore	21	860	N E S W	5 9 5 9	10-E 6	M	G	▪ Very dense ivy up stem and into branches.	▪ Sever ivy at stem base.	40+	A1/2	335	10.32
T12	Sycamore	21	690	N E S W	5 3 3 7	10 12	M	G	▪ Very dense ivy up stem and into branches.	▪ Sever ivy at stem base.	40+	B1	215	8.28
T13	Sycamore	20	560	N E S W	5 6 4.5 3.5	7 7	EM	G	▪ Very dense ivy up stem and into branches.	▪ Sever ivy at stem base.	40+	B1	142	6.72
T14	Holly	5.5	1x210 1x120 (ts)	N E S W	3 3 3 3	N/A 1	SM	G	▪ Two stems arise at ground level.	▪	10+	C1	26	2.9
T15	Purple Norway Maple	10.5	160	N E S W	2.5 2.5 2.5 1.5	3 2.5	Y	G	▪ Slightly biased crown and minor stem lean to east.	▪	40+	B1	12	1.92

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ 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 BS5837:2012 paragraph 4.5.7.*			Red
	1 **Mainly arboricultural qualities**	**2** **Mainly landscape qualities**	**3** **Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B **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	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	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	Grey

DISCLAIMER

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

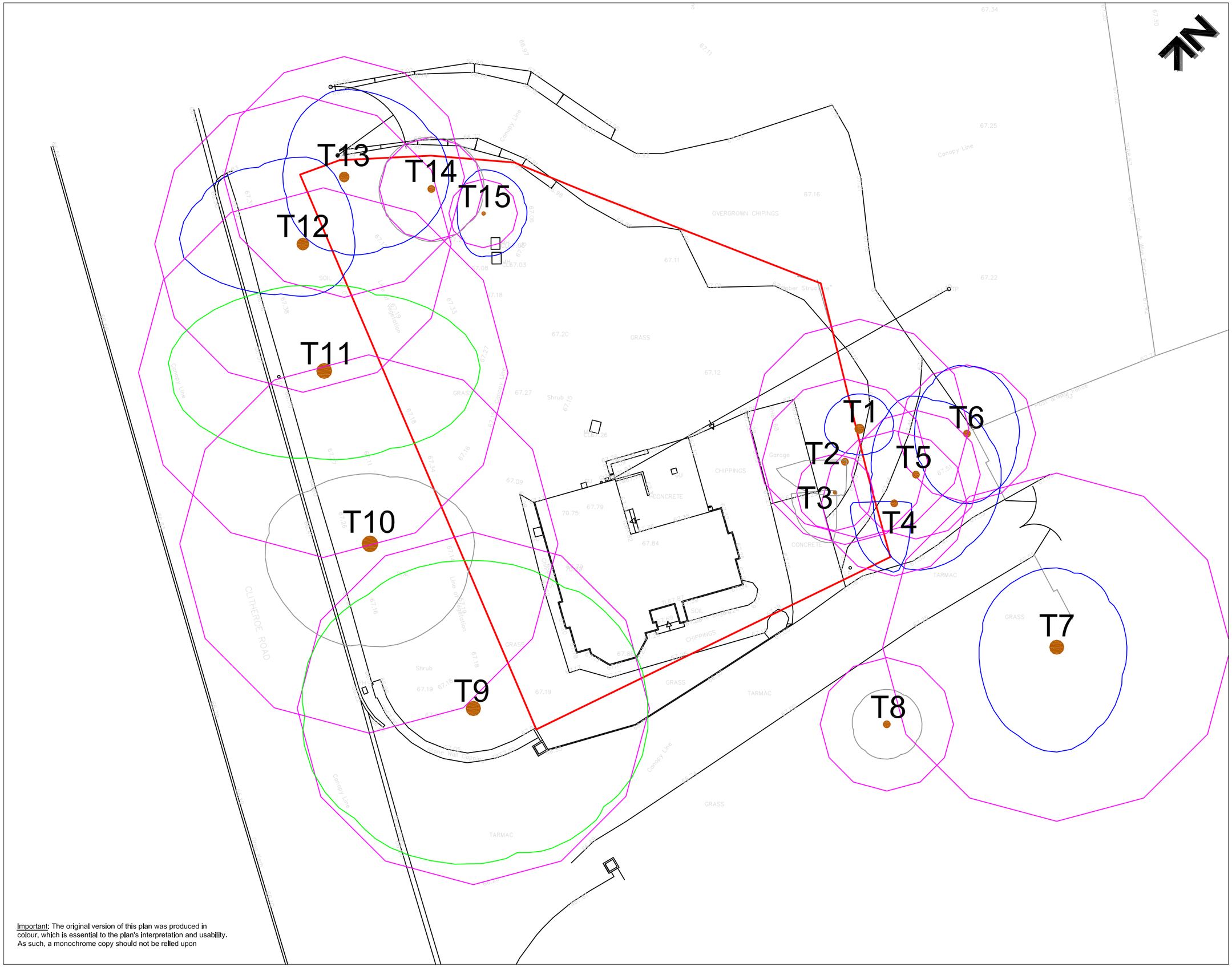
Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development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

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

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

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

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.



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

KEY

T = Surveyed Individual Tree

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

Tree Categorisations:

Trees to be Considered for Retention:

Category 'A' Tree
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree
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

Note 1: The locations of trees T3 and T6 to T8 were not included on the topographical survey plan provided, and were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS siting and measurement triangulation from existing land features. As such, the locations of these trees cannot be considered entirely accurate, and this should be taken into consideration with regards to the development design

Root Protection Areas (RPAs):

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

Project:
THE LODGE
CLITHEROE ROAD
WHALLEY
LANCASHIRE
BB7 9AD

Agent for Client:
STANTON ANDREWS ARCHITECTS

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposal to Construct Extensions to Existing Detached Property

Scale:	1:200@A3
Date:	April 2014
Drawn by:	PH

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