

ARBORICULTURAL DEVELOPMENT REPORT

**ON TREES LOCATED ON LAND AT BARROW
BETWEEN LAMB ROE AND MITTON VIEW**

FOR

**Mr J Ashcroft, Huntington Hall, Huntington hall Lane, Dutton
(Via Janet Dixon Town Planners Ltd)**

January 2013

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CLIENT: Mr J Ashcroft, Huntington Hall, Huntington hall Lane, Dutton
(Via Janet Dixon Town Planners Ltd)

SITE: Land at Clitheroe Road, Barrow between Lamb Roe and Mitton View

SUMMARY

The report concentrates on the tree retention and care issues arising from proposals to construct residential dwellings on land at the above location. The land is stock pasture bordering on other fields and with a tree hedge and shrub boundary presenting views to the village road (Clitheroe Road) through Barrow. The development will incorporate access onto Clitheroe Rd together with residential roads and drives.

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 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.

The significant trees are on land surrounding the site boundaries and these provide a significant tree screen beyond the proposed development area giving visual shelter to Ashlea and existing residential properties to the north of the site.

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 proposed building developments on site and to report on the impact of the proposed development on the treescape. All tree locations within the site have been plotted on a topographical plan provided by the client. Those outside the site boundary have been located approximately and distance to boundaries measured. Trees and tree groups surrounding the site boundaries have been surveyed and tagged and approximately located. Trees have been number tagged and these are cross referenced on the plan and schedule. We are not aware if the trees have been covered by any Protection Legislation.

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 tree care contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 15 years. My CPD record is open to inspection if required. I am covered by PI insurance by Hiscox Insurance Brokers.

TREE SURVEY CONDITIONS

A site visit was carried in Late January 2013. Conditions were wet and clear. The trees were in a dormant 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 lists and rates the trees. We are not aware if any further tree protection measures beyond that already known have been enacted by the Local Authority.
2. The site comprises an area of pasture located between Mitton View and the tarmac drive leading from Clitheroe Rd to Ashlea. The site is largely devoid of tree cover and has been used as stock pasture and cutting for hay in recent years. The trees which have amenity prominence are located within adjacent land surrounding the site.
3. The site boundary as shown on the plan has a small stream which acts as part of the boundary with Ashlea. Overall ground conditions are wet and the prevailing tree species are Alder and hybrid poplar which both have a high water take up and rapid growth.
4. An adjoining pasture within the ownership of Ashlea has been planted with amenity mixed hardwoods and is shown on the location plan. Tree maintenance by adjoining owners is not evident but branch loss and the likely failure of dying and moribund and suppressed trees represent a low risk of harm at the present time.
5. A public footpath crosses the site from west to east, crossing the stream by a handrailed footbridge.
6. Trees are rated as per BS 5837 (2012). Most of the trees are mature and are rated A, B or C on the British Standard

The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

TREE CONSTRAINTS PLAN AND SCHEDULE

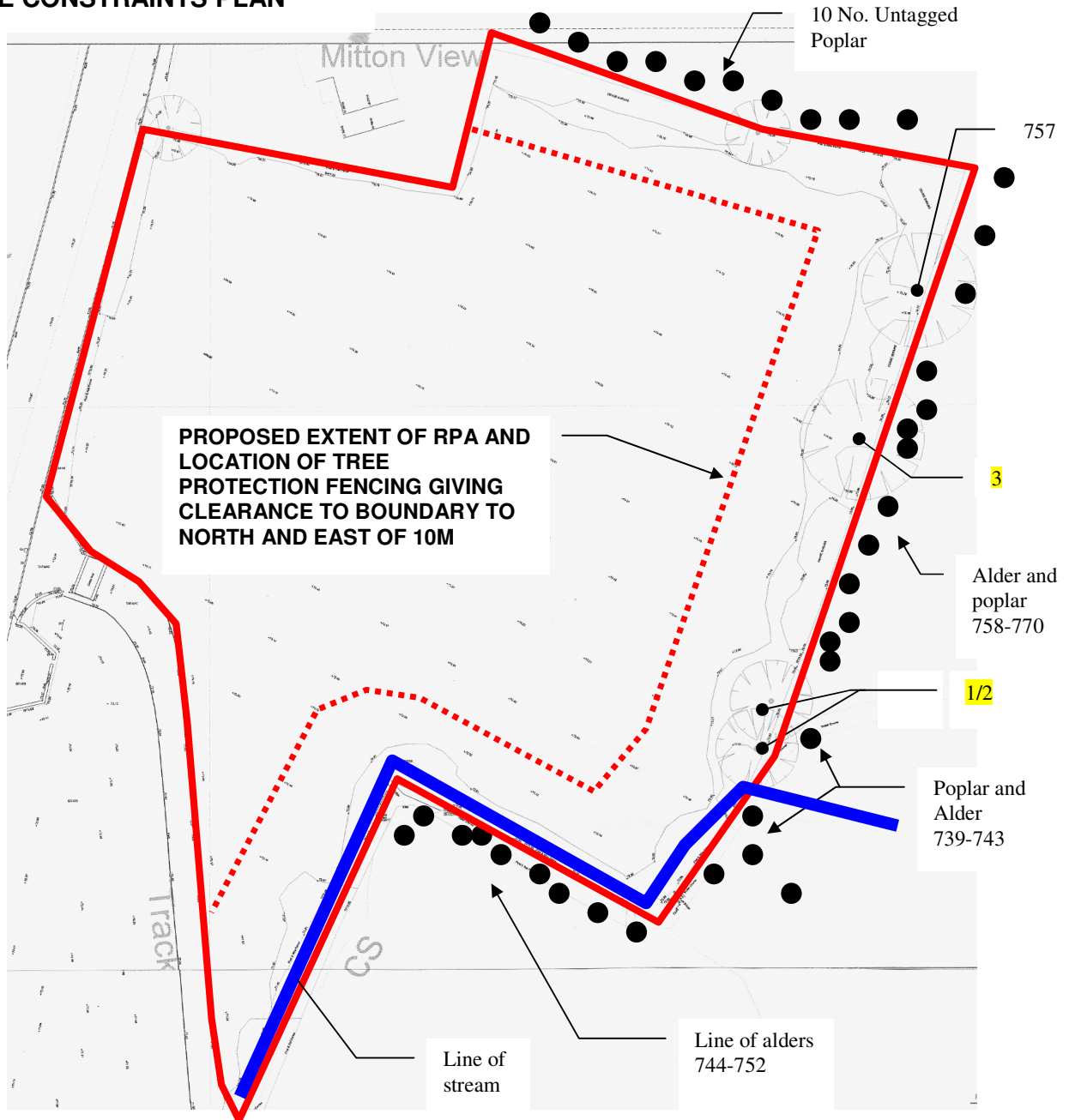
As attached.

The significant treescape which is visible from the main road to the west comprises a line of alder and hybrid poplar located within 2m of the fenceline to the north south and east of the site. A pasture to the east of the site and within the ownership of Ashlea has been planted as mixed woodland.



View to east from Road entrance

TREE CONSTRAINTS PLAN



REMOVAL AND RETENTION PROPOSALS AND COMPENSATORY PLANTING

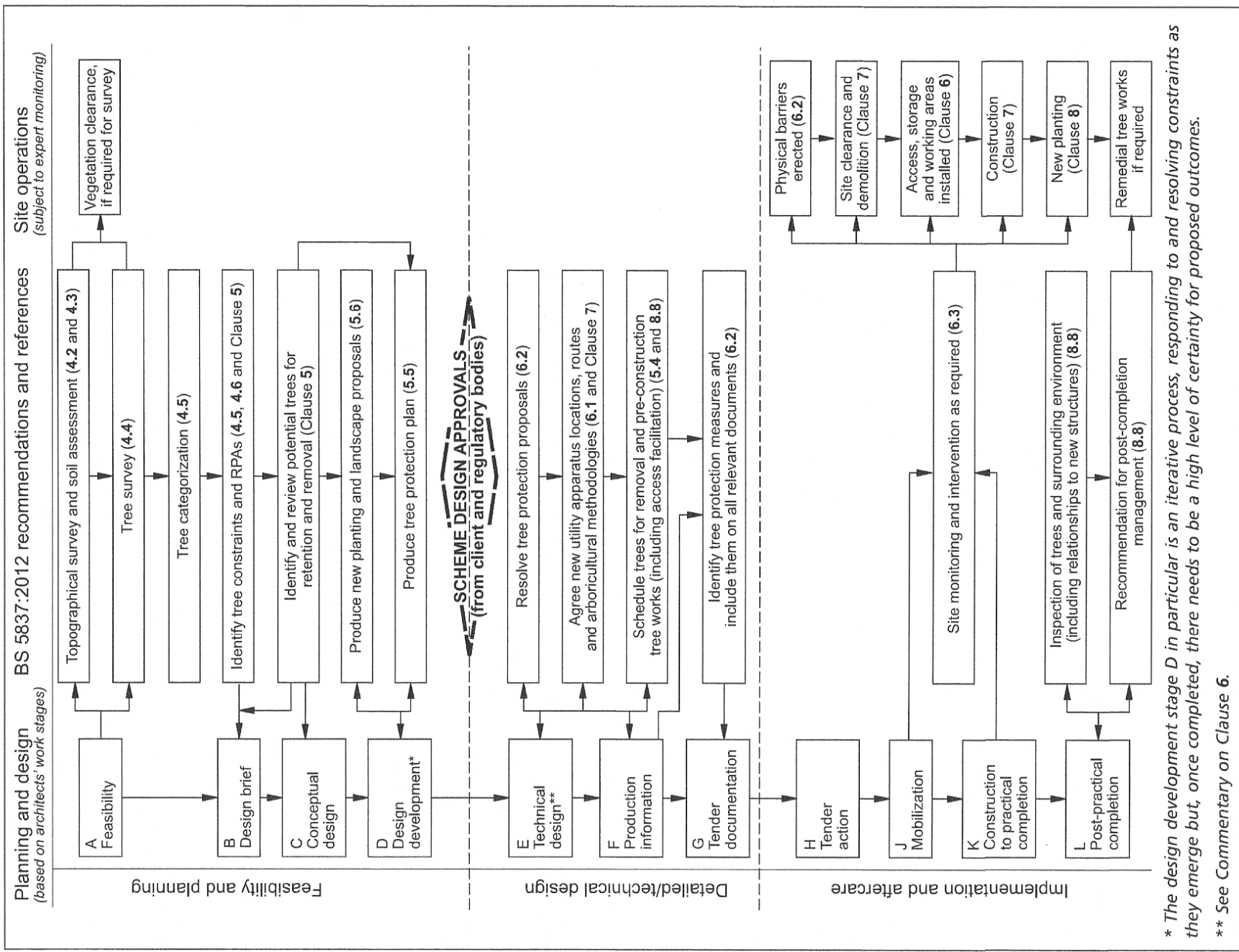
TBA

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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.

DATE: 29.1.13 **WEATHER CONDITIONS:** WET AND CLEAR. **INSPECTOR CODE:** KL

[illegible]

CONDITION REPORT ON TREES AT BARROW, WHALLEY
DATE: 29.1.13 WEATHER CONDITIONS: WET AND CLEAR. INSPECTOR CODE: KL

TREE 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 RADIUS (m)	BS 5837 RATING
Trees adjacent to Eastern Boundary and outside of site area												
758	Hybrid poplar	25	980	6	8	M	Good	H	The trees are all located within third part property and while some safety work could be carried out, the trees represent a low risk of harm to the land to the west.	40	The larger Hybrid poplars have a wide root range and this requires an RPA extending 10m to the west.	A2
759	HP		500	7	8	M	Good	H				A2
760	HP		750	8	8	M	Good	H				A2
761	HP		600	6	8	M	Good	H				A2
762	HP		950	7	8	M	Good	H				A2
763	HP		280	8e		M	Fair, suppressed and extending to east	F				C2
764	HP		900	6	8	M	Good	H				A2
765	HP		600	6	8	M	Good	H				A2
766	HP		960	7	8	M	Good	H				A2
767	HP		800	7	8	M	Good	H				A2
768	HP	9	300	1	6	M	Dead	-				U
769	Alder	9	320	3	5	M	Fair, Suppressed	F				C2
770	Alder	9	320	3	5	M	Fair	F				C2
739	HP	26	980	7	8	M	Good	H				A2
740	Alder	10	310	3	3	M	Fair, Suppressed	F				C2
741	Alder	10	400	3	3	M	Fair, suppressed	F				C2
742	HP	25	980	7	8	M	Good	H				A2
743	Alder	10	300	4	4	M	Fair, Suppressed	F				C2

CONDITION REPORT ON TREES AT BARROW, WHALLEY
DATE: 29.1.13 WEATHER CONDITIONS: WET AND CLEAR. INSPECTOR CODE: KL

TREE 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 RADIUS (m)	BS 5837 RATING
<i>Trees located within the site area</i>												
757	Ash	12	700	6	3	LM	Fair, regrown pollard, canopy stress growth, butt sound	F	Reduce canopy to avoid limb failure and allow to retrench as nature tree	30	9	B2
1	Alder	7	400	3	4	LM	Poor, stem decay, basal failure likely	L	Fell And remove	10		U
2	Elm	6	500	8w	-	EM	Basal fracture, Root plate lifted, close to stream, DED susceptible	L	Fell And remove	10		U
3	Ash	6	750	6	3	LM	Butt decay, wind failure likely	L	Fell And remove	5		U
4	Oak	7	500	3	3	M	Butt decay. Unstable	L	Fell And remove	5		U



Photo showing Hybrid poplar line to north of site, taken from access drive

PROPOSED DEVELOPMENT PLAN WITH PROTECTION FENCING SHOWN AS RED DASHED LINE

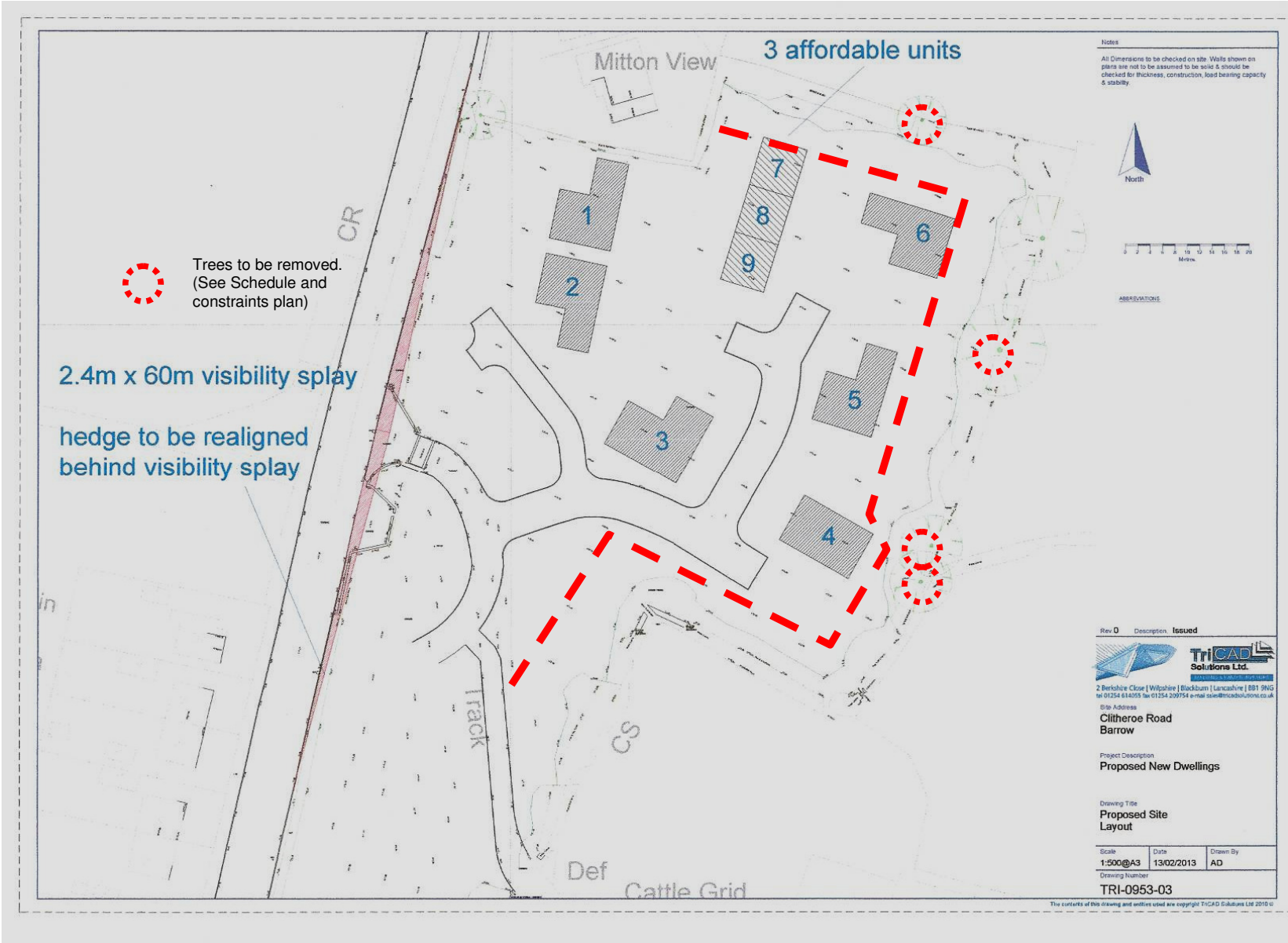


Table 1 Cascade chart for tree quality assessment

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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			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