TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL					
Site:	Land off Pimlico Link Road, Clitheroe, Lancashire, BB7	Surveyor:	Phill Harris – Chartered Arboriculturist	Page: 1 of 2	
Agent for Client:	Sunderland Peacock & Associates Ltd	Survey Date:	19 March 2014		
		Job Ref:	BTC633		

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)
T1	Wych Elm	12.5	290#	N E S W	4.5 2 2 4.5	N/A 3	SM	G	▪ Located on neighbouring land and therefore not inspected in detail. ▪ Highly biased crown and moderate stem lean to north-west.	▪	20+	B1	38	3.48
T2	Ash	13.5	310#	N E S W	4 2 1.5 5	3-W 2	SM	G	▪ Located on neighbouring land and therefore not inspected in detail. ▪ Has evidently been heavily pruned to obtain clearances from overhead electric cables to south. ▪ Resultant poor form with moderate stem curvature and highly biased crown to north-west.	▪	20+	C1	43	3.72
T3	Ash	20.5	700	N E S W	9 4 4 10	N/A 5	M	M	▪ Located on steep banking. ▪ Stem bifurcates at a height of approximately 1.7m with an acute included bark union and compression fork below, with signs of incipient failure. ▪ Dense ivy up stem and into branches.	▪	10+	C1	222	8.4
T4	Ash	16	3x330 (ms)	N E S W	7 3 2 8	N/A 2	EM	M	▪ Branch arises from north side of stem base and extends along ground for 2m before turning 45° west for a distance of approximately 7m. ▪ Stem trifurcates at a height of approximately 1m with included bark unions. ▪ Very dense ivy up stem and into branches. ▪ Highly biased crown to north.	▪ Sever ivy at stem base. ▪ Prune to remove branch that arises from north side of stem.	10+	C1	148	6.86
T5	Ash	19.5	1x600 1x550 (ts)	N E S W	4 7 3 7	5 4	M	M	▪ Two stems arise at ground level. ▪ Moderately severe stem leans. ▪ Dense ivy up stem and into branches.	▪	20+	B1	300	9.77

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 half nearest 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

Bowland Tree Consultancy Ltd

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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)
T6	Lawson Cypress	9	1x300 1x200 1x150 (ms)#	N E S W	2.5 2.5 2.5 2.5	N/A 1.5	SM	G	▪ Located on neighbouring land and therefore not inspected in detail. ▪ Stem in contact with boundary fence. ▪ Multi-stemmed.	▪	10+	C1	69	4.69
G1	Hawthorn, Hazel	≤ 6	≤ 1x220 1x190 1x120 1x100 (ms)	N E S W	≤ 5.5 ≤ 3 ≤ 2 ≤ 3	N/A ≥ 0.5	EM	M	▪ Roughly linear mostly closely spaced group of approximately 8 trees on banking up to site boundary. ▪ Most are Hawthorn. ▪ Evidently originally part of a hedge, with large spaces between plants to west. ▪ All have biased crowns due to suppression by neighbouring trees and most are multi-stemmed.	▪	10+	C1	≤ 49	≤ 3.96
G2	Hawthorn, Holly, Hazel	≤ 9	≤ 3x150 (ms)	N E S W	≤ 5.5 ≤ 3 ≤ 2 ≤ 3	N/A ≥ 2	EM	G	▪ Roughly linear loose group of approximately 6 trees on banking up to site boundary. ▪ Evidently originally part of a hedge. ▪ All have biased crowns due to suppression by neighbouring trees and most are multi-stemmed.	▪	10+	C1	≤ 31	≤ 3.12
W1	Ash, Hawtorn, Holly, Hazel, Sycamore, Elder	≤ 20	≤ 700#	N E S W	≤ 7 ≤ 7 ≤ 7 ≤ 7	N/A ≥ 0.5	Y-M	M-G	▪ Woodland belt located on neighbouring land and therefore not inspected in detail. ▪ To top of banking and therefore highly visible in immediate local landscape.	▪	40+	A1/2	≤ 222	≤ 8.4
H1	Hawthorn, Elder	≤ 3	≤ 2x100 (ts)#	≤ 3 wide		N/A ≥ 0	SM	G	▪ Length of maintained hedge along front boundary to road. ▪ Located on neighbouring land. ▪ Mainly made up of Hawthorn.	▪	40+	C1	≤ 9	≤ 1.7
H2	Leyland Cypress	≤ 2	≤ 80#	≤ 2 wide		N/A N/A	SM	G	▪ Short length maintained hedge along boundary to neighbouring property. ▪ Located on neighbouring land.	▪	20+	C1	≤ 3	≤ 0.96

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.

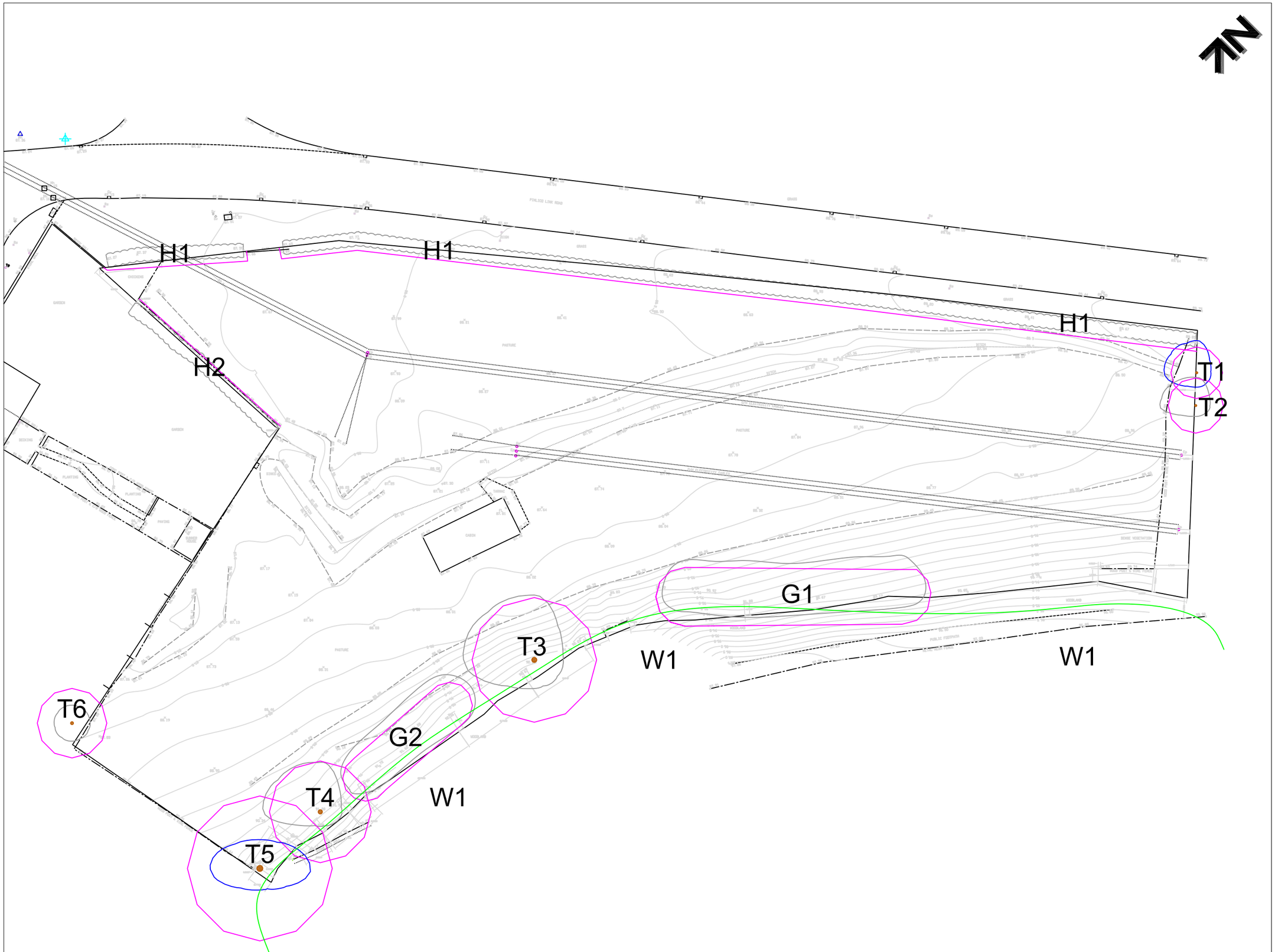
Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development 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 = Individual Tree
G = Group of Trees
H = Hedge
W = Woodland

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

Tree Categorisations:

Those to be Considered for Retention:

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

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

Category 'C'
Tree/Group/Hedge/Wood
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/Group/Hedge/Wood
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

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

The locations and extents of the groups and the woodland were estimated, and cannot therefore be considered accurate

Project:
LAND OFF PIMLICO LINK ROAD
CLITHEROE
LANCASHIRE
BB7

Agent for Client:
SUNDERLAND PEACOCK & ASSOCIATES LTD

Title:
TREE CONSTRAINTS PLAN
in Relation to Residential Development Proposal

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

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Ref: BTC633-TCP Rev: