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BOUNDARY LANE

TREE SURVEY REPORT

To be read in conjunction with TPM Landscape drawing 835.01A

May 2012

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SUMMARY

There are approximately 3no Norway maple located on the East boundary of the site. The roots of T2 and T3 have surfaced distorting the kerb around the tree. The trees on the site are all C graded and are predominantly Norway maple.

1.0 Introduction

Background

An arboricultural survey was requested for the site at Boundary Lane on behalf of Bowford Properties.

The trees were surveyed by TPM Landscape and Aborlution in accordance with BS 5837:2005 Trees in Relation to Construction, determining their overall size, condition, value for retention and providing recommendations for protective distances to ensure the future health and stability of the retained trees.

1.2 Site Description

The site is currently an abandoned public house. The three trees surveyed are located on the western boundary of the site in a small strip of soft landscaping. The roots of T2 and T3 have surfaced distorting the kerb around the tree.. The trees on the site are all C graded and are predominantly Norway maple. There is a line on the eastern boundary that consist of Limes and Norway maples that are offsite

Tree Preservation Orders

It is not known if any of the trees have tree preservation orders.

2.0 Methodology

Site visit

The site was visited in December 2007 and again in May 2012, when the trees were assessed in accordance with BS 5837: 200

Survey

A topographical survey was provided showing the position of the significant trees on or adjacent to the site. This was used as the base plan for the survey.

Survey Details

The following information was gathered for each tree: species, age class, estimated height, stem diameter at 1.5m above ground, crown spread north, east, south and west. Vigour was assessed using leaf density and recent shoot extension.

Tree Condition

An assessment was made of the trees' condition, with particular reference to the proposed change of use to accommodate the development. Trees were assessed visually from ground level. No climbed inspection, removal of ivy or detailed or detailed investigation of decay was made. If it is considered that further survey work is prudent then this is noted in the survey schedule, and a more thorough assessment of their condition may be required. It should be noted that trees can change significantly over a relatively short period of time, and therefore trees should be monitored on a regular basis for sign of deterioration.

Recommendations for Tree Works

Works are proposed in order to either remove/reduce hazards or promote good future growth of the tree. All works should be carried out to BS 2998: 1989 British Standard Recommendations for Tree Work. It should be noted that at this stage, proposed works are not recommended to accommodate the proposed development, and these will be subject to the production of Tree Works, Protection and Removals drawing to be supplies as part of the development proposals.

Tree Retention Codes

The trees desirability for retention was assessed in accordance with BS 5837: 2005, and was assessed taking into account the trees age, vigour, amenity value (as a function of size, prominence, attractiveness and screening), life expectancy, replaceability and appropriateness in relation to the development proposals. In some instance a tree may be afforded a higher or lower retention category than if the same tree was located elsewhere, for instance if trees are very scarce in the locality they will necessarily be deemed more important than in areas where trees are abundant.

3.0 Tree Protection

The impact of the development on the existing trees to be retained can be minimised by adequate protective fencing during construction. A drawing should be produced which indicates the extent of protective fencing and its proposed construction in accordance with BS 5837. The protective fencing should be erected prior to any works commencing on site and remain in place for the duration of the construction period. The protective fencing should be shown on the development layout proposals in order that it can be shown that the development can be constructed without requiring the removal of the fence.

Where development is proposed within the canopy spread of the tree or within the proposed protective fencing area, special construction methods may be required and these should be indicated on a Tree Works, Protection and Removals drawing.

4.0 References

BS 3998 1989: British Standard Recommendations for Tree Work
BS 5837 2005: Guide for Trees on Relation to Construction
Arboricultural Association Guidance Notes No 7 – Tree Surveys: A Guide to Good Practice
ETR 2000: Tree Preservation Orders: A Guide to the Law and Good Practice
Arboricultural Advisory and Information Service Practice Note APN 1
Driveways Close to Trees'

BS 5837:2005 Assessment Criteria

Trees to be considered for retention

Category and Definition	Criteria – sub categories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values	
Category A **Those of high quality and value** In such condition as to be able to make a substantial contribution (minimum of 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 which provide a definite screening or softening to the locality in relation to views into or out of the site, or those of particular visual importance (eg avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood-pasture)	Double Dark line Light green if colour plan
Category B **Those of moderate quality and value:** Those in such a condition as to make a significant contribution (minimum of 20 years)	Trees that might be included in the high category, but are downgraded because of impaired condition (eg presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (eg trees of moderate quality within an avenue that contains better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact to the wider locality	Trees with clearly identifiable conservation or other cultural benefits.	Dark Line
Category C **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (minimum 10 years), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits.	Light Dash-dot Line
	NOTE: While C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.			

Trees for removal

Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such as their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (ie 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 (eg Dutch Elm disease), or very low quality trees suppressing adjacent trees of better quality.	Light Dashed Line

TREE QUALITY ASSESSMENT – Assessment criteria in accordance with BS 5837:2005

Tree — **Number refers to tree No on survey drawing**

- **T** Trees
- **G** Groups of trees
- **H** Hedges

Species — **Common name**

Age

- **V** Veteran
- **OM** Over mature
- **M** Mature 60 years plus
- **MA** Middle age 20-60 years
- **Y** Young 0-20 years

Height — Height of tree given in metres

Girth — Diameter (mm) of trunk @ 1.5m above ground
MS refers to multi stemmed tree

Amenity Value — General appearance of tree

- **H** High
- **M** Moderate
- **L** Low

Health Condition — General health of tree

- **VG** Very good
- **G** Good
- **F** Fair
- **P** Poor
- **D** Dead/ Dangerous

Retention Value
Recommendation of tree retention with regard to both amenity and health. A general overview of the tree's retention value

A Category
Those of high quality and value: in such a condition as to be able to make a substantial contribution (minimum of 40 years)

B Category
Those of moderate quality and value: those in such a condition as to make a significant contribution (minimum of 20 years)

C Category
Those of low quality and value: currently in adequate condition to remain until new planting could be established (minimum 10 years), or young trees with a stem diameter below 150mm.

R Category
Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.



T1- Norway Maple



T1- Norway Maple



T2 and T3 Norway Maple



T2 and T3 have distorted the
kerbing where roots have surfaced.



Offsite Norway Maples and Lime

No	Species	Height (m)	DBH (cm)	Root zone radius (m)	Root Protection Area (sq.m)	N	S	E	W	Age Class	Crown Clearance	Condition	LE Years	Category Grading	Amenity Value
T1	**Norway Maple**	13.5	0.59	7.08	157	6	5.5	5.5	5	M	5	F	2040	B1	H
Notes	Short bole. Forked at 1m into 2 main stems with included bark. Reasonable shape and form.														
No action at present															
T2	**Norway Maple**	14	0.4	4.8	72	7	2.5	1.5	3.5	M	3	G	40+	B1	H
Notes	Single stemmed. Reasonable shape and form. Surface roots running along kerb. Crown linked with T3. Crown lifted in past leaving old pruning wounds.														
No action															
T3	**Norway Maple**	14	0.44	5.28	88	7.5	6.5	6.5	5.5	M	3	G	40+	B1	H
Notes	Single stemmed. Reasonable shape and form. Surface roots running along kerb. Wide-spread and open crown linked with T2. Close to street lamp. No major visible defects.														
No action															
T4	**Ash**	3.5	0.11	1.32	5	1	1	1.5	1.5	Y	0.5	P	40+	C1	L
Notes	Single stemmed. Crown lifted in past leaving stubs. Poorly formed. Limited value. Easily replaced.														

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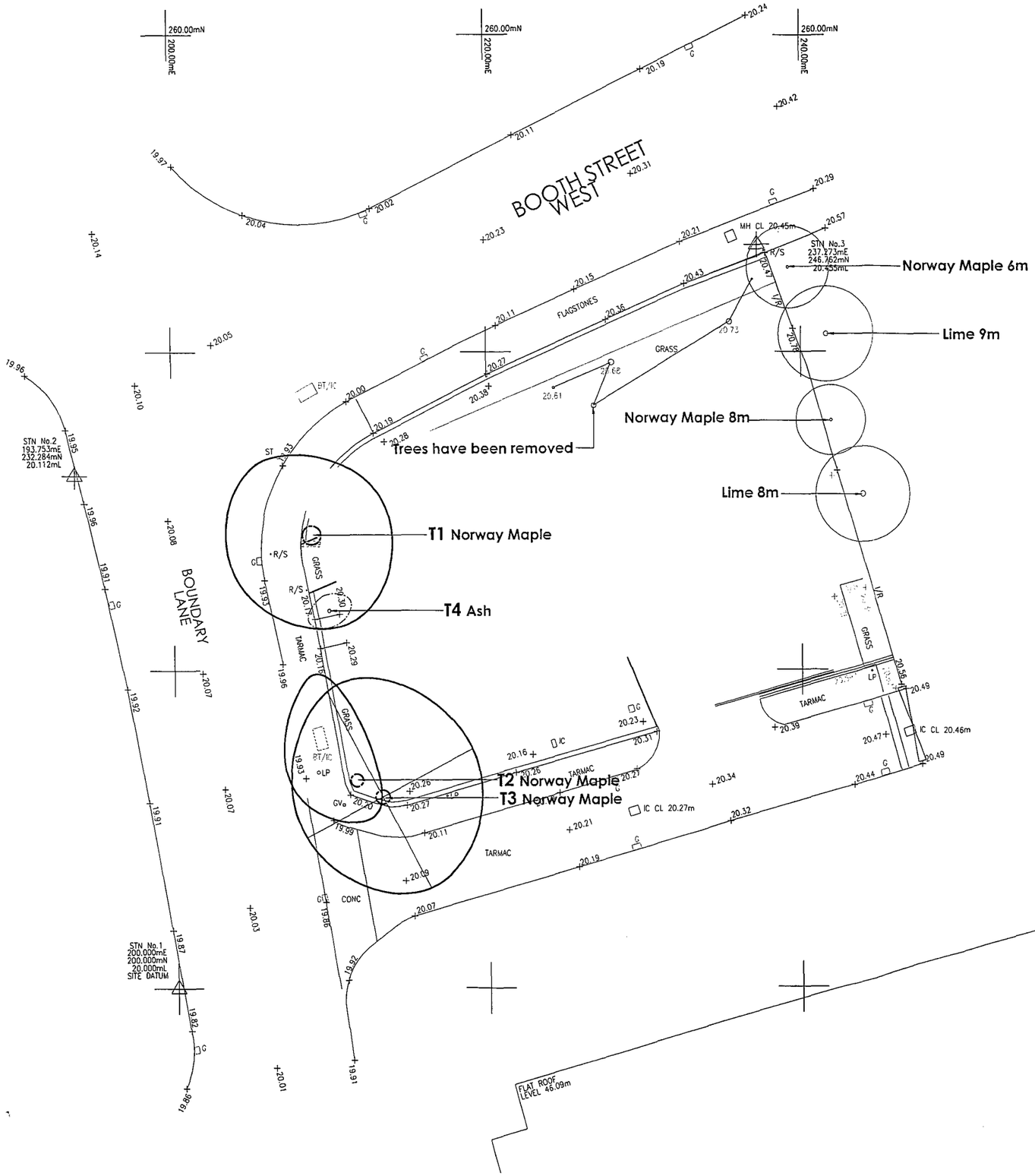

LEGEND

Retention Category A:
Trees whose retention is most desirable. Vigorous healthy tree of good form, free from obvious faults and of significant amenity value

Retention Category B:
Trees whose retention is desirable. Trees which are in a moderate to good condition although some minor faults may require correction by surgery.

Retention Category C:
Trees whose condition is moderate to poor and usually require a significant amount of tree surgery or be located in an area not readily accessible to the public.

Retention Category D:
Trees & shrubs which are dead dying or dangerous. Trees which are so damaged and diseased as to be incapable of further satisfactory development. Trees in this category should be removed.

Offsite trees

Root protection zone in accordance with BS 5837: 2005

The survey methodology is adopted from that contained in BS 5837 'Guides to Trees in Relation to Construction'. The trees are assigned retention categories on the basis of their general form, health, and amenity value.

NB To be read in conjunction with A4 Tree Survey Report

Rev A: Tree survey updated ZF 24/05/2012

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Client
Bowford Properties

Project
Boundary Lane

Description
Tree Survey

Status
For Information

Scale	Drawn	Date
1:200	AAM	Dec 07
Job number	Drawing number	Revision
835	01	A

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