



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

09 NOV 2011

ATTENTION OF:

For office use only

Application No:

320110941P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: **MR & MRS** First name: **P.**
Last name: **SUTTON**
Company (optional):
Unit: House number: **18** House suffix:
House name:
Address 1: **HIGHWOODS PARK**
Address 2:
Address 3:
Town: **BROCKHALL VILLAGE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB6 8HN**

2. Agent Name and Address

Title: **MR** First name: **K.**
Last name: **NOLAN**
Company (optional): **ARCHITECTURAL DESIGN PARTNERSHIP**
Unit: House number: **9** House suffix:
House name: **KIRKSYDE**
Address 1: **CASTLE ROAD**
Address 2:
Address 3:
Town: **COLNE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB8 7AR**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED DETACHED DWELLING WITH INTEGRAL GARAGE

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

Address Details

Provide the full postal address of the application site.

Plot: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

320110941P ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

RACHEL HORTON

Reference:

RV/2011/ENQ/00188

Date (DD/MM/YYYY):

(must be pre-application submission)

22/06/2011

Details of pre-application advice received?

REFER TO ABOVE

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

DRAWING 451/3A

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

DRAWING 451/3A

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

CONTACT TO BE MADE WITH L.A. COLLECTION OF DOMESTIC WASTE.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

State how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DRAWING 451/3A

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

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☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

15. Existing Use

Please describe the current use of the site:

PRIVATE GRASSED AREA

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

PRIVATE GRASSED AREA

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

...re, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed 320110941 P	Not applicable	Don't Know	Drawing references if applicable
Walls		FACING BRICKWORK TYPE TO BE ADVISED	☐	☐	451/4
Roof		GREY FLAT CONCRETE ROOF TILE	☐	☐	451/4
Windows		WOOD EFFECT UPVC & POWDER COATED ALUMINIUM	☐	☐	451/4
Doors		AS ABOVE	☐	☐	451/4
Boundary treatments (e.g. fences, walls)		2M HIGH TIMBER SCREEN FENCE AND 900mm HIGH POST AND RAIL	☐	☐	451/3A
Vehicle access and hard-standing		BITUMEN MACADAM PERMEABLE SURFACING	☐	☐	451/3A
Lighting			☒	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS NUMBERED 451/1, 3A & 4

599 - 3963 - paul sutton brockhall Rev 'A'

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		3	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

Residential Units (Including Conversion)

Does the proposal include the gain, loss or change of use of residential units?
Please complete details of the changes in the tables below:

☒ Yes

☐ No

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐				1		a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							A

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							B

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							C

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							D

Total proposed residential units (A+B+C+D)= 1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							E

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							F

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							G

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							H

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

Use of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

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If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A			
Proposed employees				✓

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	N/A			

22. Site Area

Please state the site area in hectares (ha) 0.08

al or Commercial Processes and Machinery

Describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

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Date (DD/MM/YYYY):

07/11/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

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CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

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The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

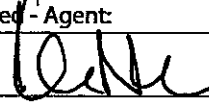
(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--



07/11/2011

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | |
|--|---|
| 3 copies of a completed and dated application form: ☒ | The correct fee: ☒ |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒ | 3 copies of a design and access statement: ☒ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒ | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒ |
| | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒ |

27. Declaration

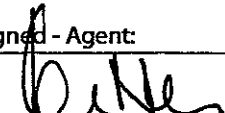
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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07/11/2011

(date cannot be pre-application)

Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address (optional):		

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01282 861876	
Country code:	Mobile number (optional):	
	07976 241 237	
Country code:	Fax number (optional):	
Email address (optional):		

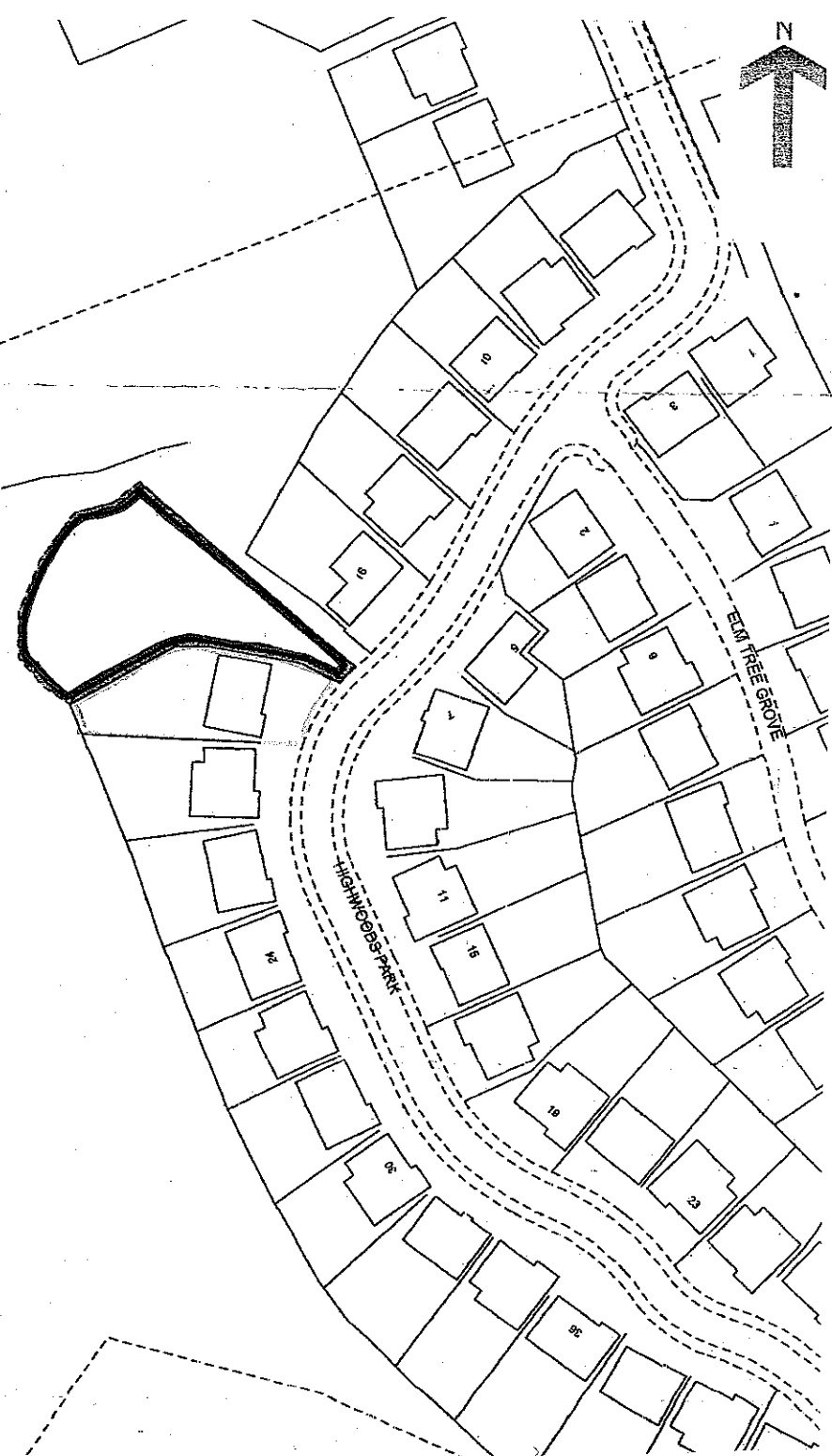
30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:
Email address:	



320110941P

REVISION	DATE	DR	CH
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Architectural
Design
Partnership

Kirksyde
9 Castle Road
Colne
Lancashire BB8 7AR
Tel: 01282 861876

PROJECT
PROPOSED DWELLING ON LAND
ADJACENT TO 18 HIGHWOODS PARK
BROCKHALL VILLAGE

DRAWING TITLE

LOCATION PLAN

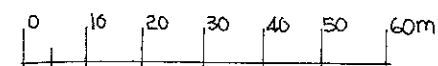
THIS DRAWING IS COPYRIGHT
THIS DRAWING IS NOT TO BE SCALED
ALL DIMENSIONS TO BE CHECKED ON SITE
BEFORE COMMENCEMENT OF WORK
ADP TO BE NOTIFIED OF ANY ERRORS

DRAWN K J NOLAN DATE APRIL 2011

CHECKED SCALE 1: 1250

DRAWING NO

451/1



320110941P

Nov 11

PLANNING STATEMENT
FOR
PROPOSED NEW DWELLING
ON
LAND ADJACENT TO
18 HIGHWOODS PARK BROCKHALL VILLAGE
FOR
MR. & MRS P SUTTON

320110941P

1.0 Site Location

18 Highwoods Park is a modern detached house on the western edge of Brockhall Village, with open views over the countryside. To the Northwest of the property is a grassed area of land which is used as an extension to the garden and is owned by the applicant.

2.0 Amount of Development

It is proposed to construct a four bedroomed detached dwelling with an integral garage on land to the northwest of the property with separate access on to Highwoods Park.

3.0 Layout Scale and Appearance

The house will be two storeys and has been designed with a blank gable to the south east elevation so not to impinge on the privacy of the existing house and garden. The roof to the dwelling will be hipped which will reduce any massing created by the proposals. No overshadowing will be created due to the location of the house north of the existing garden to Number 18.

Materials used on the dwelling will be similar and sympathetic to existing material on the surrounding properties.

A number of trees stand along the eastern and northern boundaries of the site and a tree report has been prepared by Bowland Tree Consultancy Ltd who consider the development will not have any detrimental impact upon the trees if protected in accordance with the report.

4.0 Access

Level access to the dwelling will be provided in accordance with Part M of the Building Regulations. Internal facilities will also comply with Part M.

5.0 Crime Prevention

Brockhall Village has the benefit of a single vehicular access with security barrier and personnel, however, there are a number of public footpaths around the village.

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The proposed dwelling will have fencing of varying heights and security.

All windows to the ground floor vulnerable areas will have 6.8mm Pilkingtons Optilam laminate glass to BS7950. Bulkhead light fittings will be provided to Entrances. All entrance doors will be to PAS 24 security standards.

6.0 Energy Efficient Design, Renewable Energy and Environmental Sustainability

The dwelling will be thermally insulated to the latest standards and comply with the Building Regulations Part L1

Renewable energy sources will be designed into the scheme with the use of Solar or Photovoltaic roof panels, a Ground Source Heat Pump together with Rainwater Harvesting will be considered.

Reasonable endeavours will be made to source materials locally within a 35mile radius of the site.

Timber where practical will be sourced from a member of the Forest Stewardship Council. (FSC)

TREE IMPACT AND PROTECTION REPORT	
Site:	18 High Woods Park, Brockhall Village, Blackburn, Lancashire, BB6 8HN
Site Visit Date:	08 July 2011
Report Date:	31 August 2011
Prepared By:	Phill Harris – Chartered Arboriculturist
Report Ref:	BTC212
Agent for Client:	Architectural Design Partnership

Introduction and Rationale. Bowland Tree Consultancy Ltd were instructed by our client, Mr Paul Sutton, to carry out an appraisal of the potential for the construction of a proposed detached residential property at the above site to impact upon trees and to advise on appropriate tree protection measures and on any associated facilitation pruning and/or felling works where identified as necessary.

Further to this instruction I confirm that I visited the site on 8 July 2011 and carried out a survey of trees in accordance with BS5837:2005–Trees in Relation to Construction–Recommendations and our Disclaimer at page 5. In this respect I set out a brief overview of my observations, findings and recommendations below, along with comments on any issues raised.

I also enclose our Tree Survey Schedule (the 'TSS') detailing specific tree related information, a copy of the Illustrative Site Layout Plan 2 (Rev 'A') (the 'Plan') with tree locations marked and pertinent tree related information detailed, and a Tree Protection Specification. The Plan was prepared by project architect Mr Keith Nolan of Architectural Design Partnership and is based upon an electronic scaled topographical survey plan of the site provided by the client, with my tree constraints information overlaid. For the purpose of this report I presume the Plan details to be accurate.

The Site and the Proposal. The site, which currently consists of a garden to a residential property, is located in Brockhall Village approximately 7 kilometres due south-west of the administrative town of Clitheroe, Lancashire, within the boundaries of Ribble Valley Borough Council. Trees stand as individuals and as components of groups along the eastern and northern boundaries of the site to the edge of a neighbouring woodland (see Fig.1 below). It is bordered to the north and east by woodland, to the south by the client's existing two-storey residential property and to the west by fields. Access to the site is currently available via an unmade track running from High Woods Park, a low usage residential access road to the east (see Fig.1 below)



Fig 1: The existing access to the site, looking west with T1 to the right of the fence

I am informed by Mr Nolan that the proposal is to construct a detached residential property at the site, with gardens and hard-standing and an associated vehicular access drive from High Woods Park to the south, as per the Plan

The Trees. The seven surveyed trees are all partially visible to varying degrees from the woodland, which is open to public access. They are in the young to mature age range, stand at heights of up to approximately 19 metres, have maximum diametrical crown spreads of up to approximately 10 metres and stem diameters of up to approximately 630 millimetres. The trees were appraised in accordance with BS5837:2005 Table 1, as attached. As detailed in Table One, below, four of the trees were allocated moderate BS5837:2005 retention values and three were allocated low retention values. Detailed tree dimensions and other pertinent information such as structural defects and/or physiological deficiencies, along with any recommendations for works are included in the TSS attached.

Table One: BS5837-2005 Retention Categories of the Surveyed Trees

	Ret. Cats.	Tree Numbers	Totals
Trees of a moderate or high quality & value that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	T2, T4, T5, T7	4 Trees
Trees of a low quality & value that should not be considered a material constraint to development	'C'	T1 T3, T6	3 Trees
Trees that should be removed for sound management reasons regardless of site plans	'R'	-	-
			= 7 Trees in Total

In respect of the TSS it should be noted that tree quality and value is categorised within the existing context without taking into account any site development related issues, but that the recommendations for works take the proposal into consideration where there are clearly definable potential impacts upon trees. With regards such impacts I note that adequate protection of tree Root Protection Areas (RPAs) during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2005, are ground areas that are to be kept free from major disturbance throughout development through the installation of temporary protective fencing to form Construction Exclusion Zones (CEZs). The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the Plan

The Projected Impacts of the Proposal. As shown on the Plan, construction of the property as proposed can be achieved whilst retaining all the trees at the site. However, as also detailed, the proposed access drive encroaches a distance of approximately 1 metre into the radial RPA of low value ('C' category) Lime tree T1. Nonetheless, I would emphasise that, under section 5.2.4(a) of 'BS5837:2005', *"it may be acceptable to offset the [RPA] distance [of individual open grown trees] up to 20% in one direction"*. A 20% offset as per this clause would give tree T1 a radial RPA reduction of 1.27 metres in one direction (e.g. that of the proposed access), thereby equating to a residual RPA of approximately 5.09 metres in the same direction. This would allow for the tree to be retained and protected accordingly in the context of the proposal.

Summary, Conclusions and Recommendations. The construction of a detached two storey residential property is proposed at the site in question. Seven individual trees were surveyed in order to appraise the development proposal's potential to impact upon the trees at the site. Four of the trees are moderate value and three are low value.

My appraisal has determined that the proposed property can be constructed whilst retaining all the trees on site. However, I established that the access drive would encroach a short distance into the RPA of a single low value Lime tree T1. Nonetheless, an allowable RPA offset of 20%, as per the guidance, will allow retention of the tree in question.

In consideration of these factors I therefore conclude that the proposal complies with the requirements of relevant Council Policy and current Government guidance in respect of trees and development.

Nevertheless, in order to ensure successful tree retention it is essential that all trees are protected as per the recommendations included herein and in accordance with the attached Tree Protection Specification. In

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addition, all advice included under the General Recommendations at page 4 should be followed accordingly where applicable

Phill Harris BSc(Hons) HND CEnv MArborA MICFor
Chartered Arboriculturist

 Institute of
Chartered Foresters
Registered Consultant



Enclosures: Tree Survey Schedule
BS5837:2005 Table 1
Tree Protection Specification
Illustrative Site Layout Plan 2 (Rev 'A')

REFERENCES

BS4428:1989 - Code of Practice for General Landscape Operations BSI British Standards,
BS3936-1:1992, Nursery Stock – Part 1: Specification for Trees and Shrubs. BSI British Standards, London.
BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
BS4043:1989 - Transplanting Root-Balled Trees. BSI British Standards, London.
BS5837:2005 - Trees in Relation to Construction – Recommendations. BSI, London.
National House Building Council (2008). NHBC Standards Chapter 4.2 - Building Near Trees NHBC,
Amersham.

GENERAL RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations. Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site plans and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents. No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors. All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects. Contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting. New tree planting proposals should be included as part of the landscape design plan for the site. All tree planting should be carried out in accordance with BS4428:1989 - Code of Practice for General Landscape Operations, BS3936-1:1992, Nursery Stock – Part 1: Specification for Trees and Shrubs and BS4043:1989, Transplanting Root-Balled Trees where applicable.

Retained Tree Management. Any tree risk management appraisal and subsequent recommendations made in this report were based on observations and site circumstances at the time of my survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress. In this respect I would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

DISCLAIMER

Survey Limitations. Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. 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 potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. 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 potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer should be sought with regard to appropriate foundation depths for new buildings with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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TREE SURVEY SCHEDULE & BS6837:2005 'TABLE 1'

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: 18 High Woods Park, Brockhall Village, Lancashire, BB6 8HN
Client: Mr Paul Sutton

Surveyor: Phill Harris – Chartered Arboriculturist
Assessment Date: 08 July 2011
Job Reference: BTC212

Page: 1 of 1

No.	Species	Height	Stem Diam.	Branch Spread	Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Lime (<i>Tilia</i> sp.)	17.5	530	N 1.5 E 3.5 S 4 W 4	1	EM	M	- Extensive twig dieback in upper crown. - Extensive adventitious growth to lower stem.	- Retain and protect RPA (Root Protection Area) offset by approximately 20%, equating to 5.09m, with CEZ (Construction Exclusion Zone) throughout development. - Prune to reduce crown by 20%.	10-20	C1	127.09	6.36
T2	Sycamore (<i>Acer pseudoplatanus</i>)	19	630	N 5 E 3 S 4.5 W 6	8	M	G	Stem bifurcates into co-dominant primary branches at a height of approximately 6m with a partially included bark union.	Retain and protect RPA with CEZ throughout development.	>40	B2	179.58	7.56
T3	Sycamore	10	320	N 3 E 2 S 3 W 5	0	EM	G	- Stem evidently previously partially failed and then evidently cut at a height of approximately 1m. - Highly biased crown to south due to suppression by neighbouring tree(s).	Retain and protect RPA with CEZ throughout development.	10-20	C1	46.33	3.84
T4	Horse Chestnut (<i>Aesculus hippocastanum</i>)	15	330	N 4 E 3 S 4 W 4	4	SM	G	Stem bifurcates into co-dominant primary branches at a height of approximately 3.5m with a partially included bark union.	Retain and protect RPA with CEZ throughout development.	20-40	B2	49.27	3.96
T5	Sycamore	16	460	N 5 E 1 S 5 W 6	6	EM	G	No visible structural defects.	Retain and protect RPA with CEZ throughout development.	>40	B2	95.74	5.52
T6	Ash (<i>Fraxinus excelsior</i>)	11	500 (ms)	N 5 E 5 S 5 W 5	2	EM	G	Three stems arise at ground level with included bark unions.	Retain and protect RPA with CEZ throughout development.	10-20	C1	78.55	5
T7	Ash	8	190	N 3 E 0 S 2 W 3.5	1	Y	G	No visible structural defects.	Retain and protect RPA with CEZ throughout development.	>40	B2	16.33	2.28

HEADINGS & ABBREVIATIONS

No. - Allocated Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable
Common and botanical name in brackets where appropriate
Height - in metres - 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. - in millimetres - measured or estimated at a height of approximately 1.3 metres above ground level or just above the root flare for multi-stemmed trees. MS = multi-stemmed, TS = twin-stemmed
Branch Spread - in millimetres - measured or estimated at lowest point above adjacent ground level - to inform on crown to height ratio, potential for shading, etc
Height of crown clearance in metres - measured at lowest point above adjacent ground level - to inform on crown to height ratio, potential for shading, etc
Height of C.C. - in metres - measured or estimated at lowest point above adjacent ground level - to inform on crown to height ratio, potential for shading, etc
Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
Comments on Condition, etc. - Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing 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
Estimated Remaining Contribution - in years as per BS5837:2006 (i.e. less than 10, 10-20, 20-40, more than 40)
Category Grading - tree retention value listed as F or A to C - broadly in line with BS5837:2006 table 1
Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

RPA Radius (m):

BS5837:2005 Table 1 – Cascade Chart for Tree Quality Assessment

Trees for removal			
Category and definition	Criteria		Identification on plan
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 reasons of sound arboricultural management	- Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees such as 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, for example Dutch Elm Disease, or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate. For example R category tree used as a bat roost: installation of bat box in nearby tree.		Dark Red
Trees to be considered for retention			
Category – Subcategories			
Category and definition	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution. A minimum of 40 years is suggested.	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 for example the dominant and/or principal trees within an avenue	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance for example avenues or other arboricultural features assessed as groups	Trees, groups or woodlands or significant conservation, historical, commemorative or other value for example veteran trees or wood-pasture
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better. A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	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
Note – Whilst 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			
			Mid Blue
			Grey

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be protected throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2005 Fig. 2 (overleaf) and, if applicable, as defined by area on the Tree Protection Plan (TPP);
 2. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
 3. preclude any delivery of site accommodation and/or materials and/or plant machinery;
 4. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
 5. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.
- Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be of at least 2.1 metres in height and, in agreement with the LPA, be either weldmesh "Heras" panels or 18mm thick exterior grade plywood boards.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Fig. 1, overleaf) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arborist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

1. Any necessary Temporary Ground Protection shall conform to Figure 3 of BS5837:2005 (see overleaf).
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Arboricultural Consultant shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

– CONSTRUCTION EXCLUSION ZONE – KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)

THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE
PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY
LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Fig 1: CEZ Warning Sign

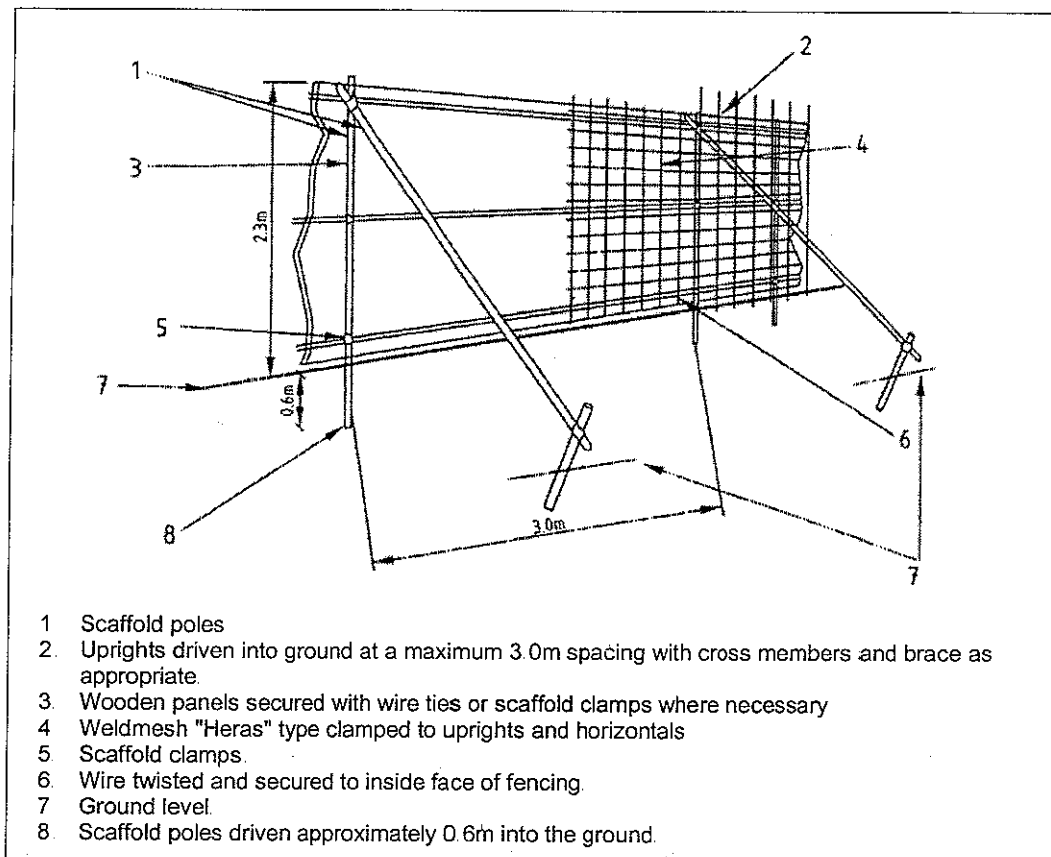


Fig 2: BS5837:2005 Temporary Protective Fencing – Recommended Construction

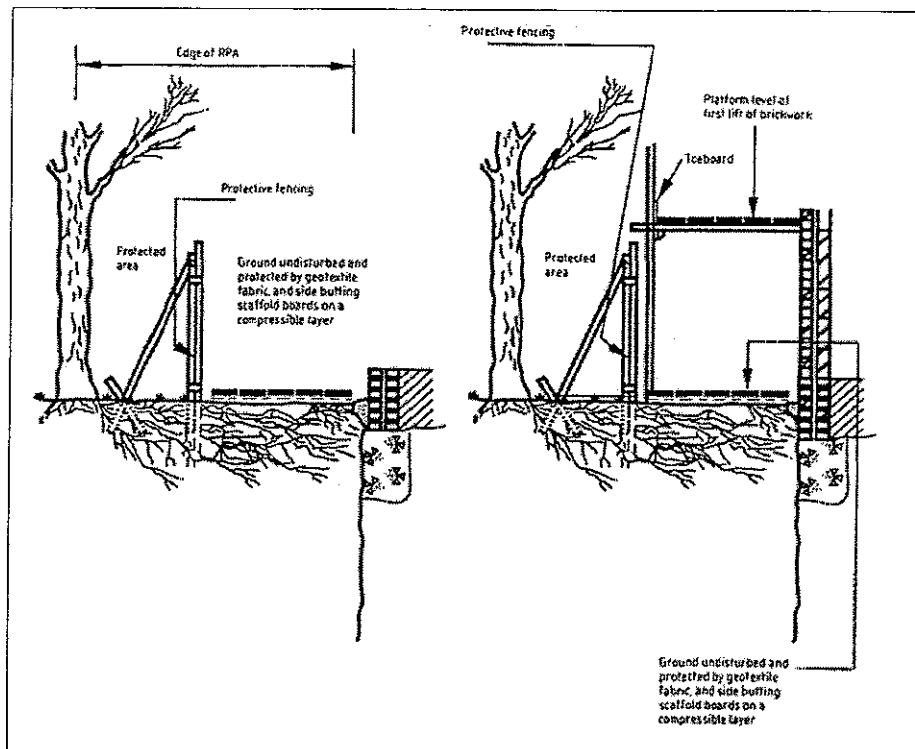


Fig. 3: BS5837:2005 Temporary Ground Protection – Recommended Construction