

For office use only	
Application No.	320120225P
Date received	
Fee paid £	Receipt No:

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

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:		First name:	
Last name:			
Company (optional):	LANGHO FOOTBALL CLUB		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MISS	First name:	KATHRYN
Last name:	JUKES		
Company (optional):	GARY HOERTY ASSOCIATES		
Unit:	6-8	House number:	
		House suffix:	
House name:			
Address 1:	CHURCH STREET		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:			
Country:			
Postcode:	BB7 2D9		

3. Description of the Proposal

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

ALL WEATHER FOOTBALL PITCH WITH ASSOCIATED WORKS

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)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:					
Address 1:	LANGHO FOOTBALL CLUB				
Address 2:	DEWHURST ROAD				
Address 3:					
Town:	LANGHO				
County:					
Postcode (optional):	BB6 8AF				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description: LAND TO NW OF CAR PARK & WEST OF EXISTING PITCH AT LANGHO FC					

5. Pre-application Advice

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

GRAEME THURPS

Reference:

RY/2011/ENQ/00217

Date (DD/MM/YYYY):
(must be pre-application submission)

13/06/2011

Details of pre-application advice received?

ACCEPTABLE IN PRINCIPLE BUT TREE SURVEY REQUIRED

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)

--

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:

--

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

☐ Yes ☒ No

If Yes, please provide details:

--

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)		TWINBAR FENCING FINISHED GREEN POWDER COATING	☐	☐
Vehicle access and hard-standing		FOOTPATH BITUMAL SURFACE	☐	☐
Lighting		4 x 10m FLOODLIGHT COLUMNS	☐	☐
Others (please specify)		SYNTHETIC ALL WEATHER SURFACE TO PITCH AREA	☐	☐

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:

1136-03-003

1136-03-006

1136-03-004

1136-03-005

10. 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			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces	AS EXISTING		
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please 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):

12. 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.)

☐ 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

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

GRASS LAND

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. 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

Residential Units (Including Conversion)

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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

Proposed Housing

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

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

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

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

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

Existing Housing

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

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

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

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

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

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

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

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		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. 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

21. Site Area

Please state the site area in hectares (ha)

Types of Development: Non-residential Floorspace

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

☒ Yes☐ No

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	☐			3893.32	3893.32
OTHER	☐	3893.32	3893.32		
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		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. 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

21. Site Area

Please state the site area in hectares (ha)

0.389

Industrial or Commercial Processes and Machinery

Describe the activities and processes which would be carried out on the site and the end products including heating, 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.

23. 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):

24. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

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):

--

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

06/03/2012

(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):

--

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

The original and 3 copies of a completed and dated application form:

☐

The correct fee:

☐

The original and 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:

☐

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

☐

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):

06/03/2012

(date cannot be pre-application)

28. Applicant 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:

Country code:

Mobile number (optional):

07908 666 530

Country code:

Fax number (optional):

Email address (optional):

Kathryn.Jukes@ghaonline.co.uk

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:

Longsight House

Issues

The Conkers

~~320120225 P~~

Proposed Football Pitch

Playing Field

Kemple
View

Pavilion

Kemple
View

DEWHURST ROAD



Chartered Surveyors
6-8 Church Street
Clitheroe
Lancashire BB7 2DG

T: 01200 442301
F: 01200 442976
Email: info@ghaonline.co.uk

Title: Proposed Football Pitch at
Langho Football Sport and
Country Club
Dewhurst Road
Langho
BB6 8AF

Notes:

All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify GHA of any discrepancies. Do not scale off the drawings, if in doubt ask.

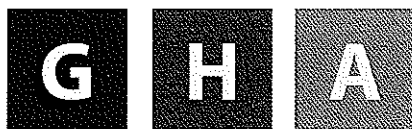
Client: Mr A. Read

Drawn: RB

Date: 09 03 12

Scale: 1:1250
@ A4

Amendments:



Gary Hoerty Associates

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

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**PLANNING, DESIGN & ACCESS STATEMENT
FOR THE**

**PROPOSED CONSTRUCTION OF AN
ALL WEATHER FOOTBALL PITCH
ON**

**LAND ADJACENT TO LANGHO FOOTBALL CLUB, DEWHURST ROAD,
LANGHO, BB6 8AD**

PREPARED ON BEHALF OF LANGHO FC

BY GARY HOERTY ASSOCIATES

Prepared by: Kathryn Jukes
Our Client: Langho Football Club
Our Ref: LFC/505/1285/KJ
Date: March 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1.0 INTRODUCTION

- 1.1 This is a Planning, Design and Access Statement which has been prepared and submitted in support of a proposal to seek planning permission for the construction of a 45.75m x 27.45m all-weather 3G synthetic football pitch on land adjacent to Langho FC's club facilities and two grass pitches.
- 1.2 This statement has been prepared in accordance with planning advice and guidance issued by Ribble Valley Borough Council.

2.0 APPLICATION BACKGROUND

- 2.1 Langho FC, currently has 18 teams, including three senior teams and fifteen junior teams. The youngest junior team is for the under 5s and the oldest is for under 16s. The club has junior and senior teams in five different leagues, which includes local tournaments and leagues at a regional level.
- 2.2 There are two existing grass pitches, measuring 100m x 50m and 60m x 40m at the Langho FC site. There are also two additional training pitches located at Northcote. All four pitches can only be used in the summer season due to ground conditions. The use of the grass pitches during winter weather conditions can very quickly lead to severe pitch damage.
- 2.3 Short daylight hours during winter months mean that the conditions provided by the current pitches are unsuitable for team training purposes during the week. Winter weather conditions generally mean that Langho FC requires access to all weather facilities.
- 2.4 At the moment, teams from Langho FC travel to the JJB Soccerdome at Blackburn, but this raises a number of issues for the club. They have to pay for the use of the Soccerdome, which is a financial burden on members. Also, the Soccerdome is some nine miles from Langho FC's grounds which means a round trip of nearly twenty miles. In addition, the Soccerdome is heavily subscribed, which makes it difficult to secure pitches on a frequent enough basis and at times that suit Langho FC. The club does on occasion use all-weather facilities elsewhere but the same issues of cost, distance and availability are on-going concerns for the club and its members.

3.0 THE PROPOSAL

- 3.1 Langho FC leases a parcel of rough grassland to the west of the existing pitches and adjacent to the car park for the clubhouse at the main club site. It is proposed that this piece of land will be utilised to provide space for a new all-weather pitch.
- 3.2 The club proposes to set out an all-weather pitch using the latest 3G surface material, which would be suitable for use throughout the year. It is proposed that the all-

weather pitch would be flood-lit to allow training to take place in winter. A fence surrounding the site would ensure footballs remained within the confines of the pitch and would ensure the safety of players and spectators.

4.0 PLANNING HISTORY

- 4.1 An initial planning application was submitted on 30 November 2006 for the change of use of the site to incorporate a 50m x 70m football pitch on the same site as the current proposal (3/2006/0991). This was later withdrawn on 14 April 2008 due to a lack of information and detail regarding the proposed development.
- 4.2 In May 2011 a pre-application request was made to the Council in relation to the proposal. This was in order to understand whether the Council would support the proposal in principle and in order to identify the extent of supporting information required to accompany a planning application.
- 4.3 The Council's response suggested that the proposal was acceptable in principle, but information would need to be provided in relation to the potential impact of the pitch upon the surrounding trees both during construction and subsequent use, and details would need to be provided in relation to construction and design. A copy of the Pre-Application response is attached at Appendix One.
- 4.4 This revised application now provides the necessary information for the determination of the application with regard to the design, access, scale, construction and location of the proposed development. In addition, a detailed arboriculturalist is provided which confirms the proposal will have no material impact on any trees surrounding the proposal site, either during construction or in the subsequent use of the proposed all-weather pitch.

5.0 DESIGN AND ACCESS ASSESSMENT

5.1 Site and Surrounding

- 5.1.1 The clubhouse and associated football pitches for Langho FC are located to the south of the A59 Longsight Road, and north of The Dales housing estate.
- 5.1.2 The application site is an area of rough grassland located to the west of the existing clubhouse and car park. The perimeter of the site is bounded by trees that are protected by Tree Preservation Orders. The trees provide visual screening of the site from immediate neighbours and the wider area.
- 5.1.3 The nearest neighbouring properties to the proposed development site serve as a nursery and a health spa. The nursery is set behind tree cover to the north-east of the site, whilst the health spa is located to the south.

5.2 Views of the Proposal

- 5.2.1 The site is surrounded by a continuous belt of trees encircling the site that screens the potential development site from a bordering unmarked access road and neighbouring properties.
- 5.2.2 From neighbouring properties and adjacent football pitches there are limited views into the site due to the bordering tree cover.

5.3 Access

- 5.3.1 The facilities at Langho FC are accessed from an unmade track which connects to The Ridings. The Ridings serves The Dales housing estate, and provides vehicular access onto the A59. There are bus stops on the A59 which provide regular services to Clitheroe, Skipton, Blackburn and Preston.
- 5.3.2 During the construction phase, it is proposed that machinery will gain access via the unmade track where an existing break in the trees to the west of the proposal provides a natural point of entry. A tree report has been prepared by Bowland Tree Consultancy to accompany the planning application. The report specifies the details for the construction access, including the temporary surface material and the location of the access.
- 5.3.3 Once the pitch has been constructed, pedestrian access will be gained via a newly created bitmac footpath. The footpath will provide access to the pitch from the south east corner of the pitch and through the belt of trees into the car park. It will also establish appropriate access in all weather conditions for players, spectators and for maintenance as recommended in the FA guidance on artificial pitches (2010). A hard surface footpath provides inclusive access to the site so that all users of the new facilities have equal ease in accessing the facilities, including those with disabilities or other groups such as mothers with buggies.
- 5.3.4 The tree report concluded that tree T23 requires removal as part of on-going management and good practice. As a consequence, removal of the poor quality sycamore provides an appropriate opportunity to establish the route for a new footpath through the belt of trees to connect the all-weather pitch to the existing car park and club building, which will serve the new facility.
- 5.3.5 A service channel will be located underneath the footpath, which will establish the route for electricity cabling from the clubhouse.

5.4 Siting of the Proposal

- 5.4.1 The location has been chosen as it is close to existing buildings and existing facilities. This will ensure the pitch has minimal impact on the site and surrounding areas.

- 5.4.2 The revised siting and scale of the football pitch has been informed by the recommendations of the tree report and advice of Bowland Tree Consultancy in order to ensure that the trees surrounding the proposal site and the root protection zone will be protected.

5.5 Scale of the Proposal

- 5.5.1 In light of the arboriculturalist report, the scale of the proposed all-weather pitch has been reduced from the original plans to ensure it does not adversely affect the root systems of the protected trees surrounding the site.
- 5.5.2 The initial scale of the site was 70m x 50m, but this has now been reduced to 45.75m x 27.45m. This size pitch is recommended by the Sports England guidelines for mini soccer U7-U8 tournaments.
- 5.5.3 The perimeter fencing will measure 3m on the sides of the pitch and 4.5m behind the goals. This will provide protection for the surrounding trees, as well the preventing contamination to the playing surface. Fencing of this height is necessary also to prevent misuse and vandalism.
- 5.5.4 The lighting towers will be significantly shorter than those used on full sized pitches and will measure 10m in height. There will be four towers in total, located in each corner. The towers will provide sufficient light levels to meet minimum FA requirements for training purposes and tournaments.

5.6 Materials

- 5.6.1 The design of the pitch follows the guidelines laid out by Sport England. It incorporates the latest 3G synthetic grass turf, including markings for mini soccer. The pitch will be green in colour, which will help it blend into the context of the site.
- 5.6.2 The grassed margin of land running between the pitch and the trees is to be planted with a clover mix meadow seed, which is suitable for shady areas and requires minimal maintenance. This will also aid integration of the all-weather pitch with the surrounding landscape.
- 5.6.3 The surrounding fencing, measuring 3m high along the sides and 4.5m behind the goals, will be weld-mesh and green in colour. The photo below shows the proposed fencing. This material is considered to be suited to the repeated impacts of footballs hitting the fence than the cheaper chain-link mesh.

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5.7 Lighting

- 5.7.1 The all-weather pitch will be used between the hours of 9am-10pm Monday- Saturday and 10am to 8pm on Sunday. Four floodlight towers measuring 10m in height will provide artificial light during the hours of darkness, while the pitch is being used.

5.7.2 These towers are significantly smaller than those used in full size pitches, which generally measure 18m in height. Given these shorter towers and the context of the site, which is surrounded by mature trees ideal for screening, the potential for light spillage outside of the extent of the pitch area will be greatly reduced.

5.7.3 Floodlighting levels will meet the minimum standards as laid out by the FA and Sport England for small sided football and club competition standards amongst all weather pitch developments. For training purposes this will be 120 Lux

5.8 Utilities and Drainage

5.8.1 The drainage system for the site will be a soak-away attenuation system. This is designed to prevent flooding by making sure excess water does not build up within the sub base of the pitch, and filtrates at a rate that will maintain the structural integrity of the pitch and will allow for natural soak away.

5.8.2 A carrier drain is to be installed to the east of the pitch which will connect into an existing drainage system. A manhole already exists on site for the system which eventually discharges into Park Brook. An initial enquire to the Environment Agency suggests that there is no issue with the proposed arrangement.

5.8.3 The necessary cables for the lighting system will be located along the route of the footpath. The channel will be dug out by hand in order to prevent any damage to the tree root system. The position and arrangements for utilities and drainage are shown on the enclosed plans.

6.0 PLANNING POLICY CONTEXT

6.1 It is considered that the following policies form material considerations in the determination for this application for the construction of an all-weather football pitch with associated floodlighting and fencing.

6.2 Local Planning Policy

Ribble Valley Local Plan (1998) Saved Policies

6.2.1 The Local Plan Proposals Map identifies that the proposal site is within the open countryside, but outside of the AONB. The following policies are therefore considered to be of relevance to the development proposal on this particular site

6.2.2 *Policy G1* sets out general material considerations for all development proposals. It requires proposals to provide a high standard of design and landscape quality, where development should not adversely affect surrounding amenities

6.2.3 *Policy G5* states that outside of the main settlement and village boundaries small-scale development will be granted if they are essential to the local economy or the social

well-being of the area. The policy also sets out that small scale recreational developments will be supported subject to Policy RT1.

6.2.4 *Policy ENV3* states that development should be in keeping with the character of the landscape area and should reflect local vernacular, scale, style features and building materials

6.2.5 *Policy RT1* sets out that approval of development that extends the range of tourism and visitor facilities in the borough will be granted as long as certain criteria are met. The criteria of the policy expect that development:

1. Should not conflict with other policies in the local plan
2. Should be well related to an existing main settlement
3. Should not undermine the character and quality or visual amenities of the area by virtue of scale, siting, material or design.
4. Should be well related to the existing road network. It should not generate additional traffic movements of a scale and type like to cause problems of disturbance and should, and where possible, it should be well related to the public transport network.
5. Site should be large enough to accommodate the necessary car parking service areas and appropriate landscaped areas.

6.2.6 *Policy RT11* states that development proposals to provide additional and improved sports facilities will be permitted subject to a number of criteria, which relate to a proposal being physically well related to existing settlements, not undermining the character or visual amenity of an area and not generating additional traffic movements that would cause undue problems. Furthermore, sites should be large enough to accommodate necessary car parking, servicing and appropriate landscaped areas.

6.3 **National Planning Policy**

PPG17: Planning for open space, sport and recreation

6.3.1 PPG17 sets out the national policy framework for the development relating to sports facilities. The policy recognises the benefits of well-planned sports facilities in helping to foster social cohesion, improve people's health and sense of well-being, as well as providing opportunities for social interaction for children and adults of all ages. The policy statement as a whole is therefore favourable to the development of new sporting facilities and the enhancement of existing facilities

6.3.2 Paragraph 16 states that in "considering planning applications - either within or adjoining open space - local authorities should weigh any benefits being offered to the community against any loss of open space that will occur. Planning authorities may wish to allow small scale structures where these would support the existing recreational uses."

- 6.3.3 Paragraph 19 states "in considering applications for floodlighting, local authorities should ensure that local amenity is protected. The impact on the openness of the Green Belt, or on the character of the countryside, of floodlight towers or pylons should be a key factor in determining whether planning permission should be granted."
- 6.3.4 Sub clauses in Paragraph 20 sets out the general principles for new the location and development of sports facilities. In identifying where to locate new areas of open space, sports and recreational facilities, local authorities should:
 "vi) add to and enhance the range and quality of existing facilities
 x) assess the impact of new facilities on social inclusion"
- 6.3.5 Paragraph 23 urges local planning authorities to ensure that provision is made for local sports and recreational facilities either through an increase in the number of facilities or through the improvements of existing facilities.
- 6.3.6 Paragraph 26 states that all development in rural areas should be designed and sited with great care and sensitivity to its rural location.

7.0 PLANNING CASE

- 7.1 This development is in accordance with local and strategic planning policies, which promote the provision of new or expanded sports facilities for the benefit of community well-being, including social cohesion and improved health.
- 7.2 This proposal will improve access and participation in sport by establishing an all-weather pitch that will provide Langho FC with a new facility that can be used during the winter and in weather conditions which render the existing pitches unusable. The pitch will also reduce the amount of traveling members current travel to alternative facilities. This directly delivers the Government's objectives for establishing patterns of sustainable development, as set out in PPS1 and PPG17
- 7.3 Furthermore, PPG17 looks favourably on improving existing facilities. This proposal has the benefit of using existing car parking and club facilities and will therefore have a less potential impact on the site that might be expected with the construction of an entirely new sporting facility.
- 7.4 The development site is currently low grade grassland that is underused. The development of an all-weather pitch that can be used by the community and the club through the year will therefore clearly outweigh the loss of an area of rough grassland that would otherwise continue to remain unused
- 7.5 The Local Plan requires proposals in the countryside for recreational purposes to be in keeping with the landscape character of the area. This current proposal is an extension of an existing site with an established recreational use. With football pitches to the

east of the site, the new proposal complements the existing character of the area. The trees surrounding the site screen the proposal from neighbouring properties and the wider area, which means that the fencing and lighting towers will not be visible. This means that the proposal will have no detrimental impact on the amenity of the area, particularly as any light spillage from the lighting towers will be minimised by a number of measures.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 It has been demonstrated that in terms of planning policy the proposal is acceptable in principle. There are, however, a number of detailed material planning considerations that are relevant in the determination of the application.

8.2 Tree Protection Orders

8.2.1 It is necessary for the proposal to protect and not have a detrimental impact on the ring of trees encircling the proposal site. This has been achieved in the drafting of the application. An arboriculturalist was instructed to survey the trees and present recommendations for the protection of the trees during construction, on-going management of the trees and any restrictions and limitations on development. In addition, a site meeting with Thornton Sports enabled issues surrounding the construction phase, drainage, servicing and implementation of development to be discussed. The findings and recommendations are presented in the accompanying arboriculturalist report.

8.2.2 The size of the pitch was determined following advice from the arboriculturalist. The tree protection zone was identified and this was used as the basis for establishing an appropriate pitch size within the space available.

8.2.3 The arboriculturalist has set out in his report the standards that will be achieved for the protection of the trees during construction. In brief, during construction a temporary fence will be erected to protect the trees. An access will be laid using temporary surfacing to protect the roots of the trees. The footpath from the club house and the channels required for electricity cabling and water drainage will be dug by hand to prevent damage to the tree root system.

8.2.4 These measures are considered appropriate to ensure appropriate protection is secured for the trees.

8.3 Amenity

8.3.1 Whilst the trees provide specific issues to deal with in the development of the pitch, they do however have an important role in providing screening of the proposal from the surrounding area. The trees will therefore ensure the proposal has no detrimental impact on the landscape character or the amenity of the surrounding area, as the trees screen the pitch from the surrounding area, including the A59.

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- 8.3.2 It should be noted that there are no immediate residential properties, as the nearest properties are commercial in nature where there is a nursery and a health spa. There is therefore little opportunity for a nuisance to be created. Furthermore, the development is an extension of existing facilities to improve the current offer, rather than the introduction of a new use into the area.
- 8.3.3 The materials to be used will ensure the pitch is integrated with the surrounding landscape character and is appropriate for the area, where the fencing will be green and the area around the pitch will be sown with a clover mix meadow seed.
- 8.3.4 The potential for light spillage from the flood lighting has been dealt with by limiting the height of the lighting towers to 10m high. This is significantly lower than full size pitch developments, but will meet minimum standards for training sessions and club competition matches. Furthermore, the pitch will not be used beyond 10pm during the week and 8pm on Sundays. After this time the lights will be turned off.
- 8.3.5 The development will utilise the existing car parking facilities adjacent to the club house, and those using the pitch will use the facilities offered by the clubhouse, including the changing rooms.

8.4 Health and Social Inclusion

- 8.4.1 Sports facilities have clear health benefits and the club intends to make the pitch available to the wider community. Langho FC caters for all ages and the improvement of facilities is likely to have a very positive effect on local health, well-being and social cohesion.

9.0 CONCLUSIONS

- 9.1 It has been shown that the proposal is in accordance with strategic and local policies that promote the establishment and enhancement of recreational facilities.
- 9.2 Concerns relating to the particular circumstances of the site where trees subject to a TPO encircle the proposed development site have been substantially addressed by an instructed arboriculturalist.
- 9.3 The siting of the all-weather pitch behind tree cover and next to existing facilities helps to mitigate the impact on amenity. The lack of residential properties adjacent to the site further highlights the minimal impact the development would have on the surrounding area.
- 9.4 The current proposal aims to meet a clear local need and would help to reduce the need for environmentally damaging long commutes to alternative facilities, whilst also encouraging better use of existing facilities at Langho FC.

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- 9.5 It is therefore considered that the proposal should be supported as there are no material considerations which suggest otherwise.

Signed



Date

6/3/12

Kathryn Jukes (For and on behalf of Gary Hoerty Associates)

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APPENDIX 1
PRE APPLICATION RESPONSE FROM RIBBLE VALLEY

Kathryn Jukes

From: Graeme Thorpe <Graeme.Thorpe@ribblevalley.gov.uk>
Sent: 13 June 2011 09:53
To: kathryn.jukes@ghaonline.co.uk
Subject: RE - Proposed 30m x 40m All Weather Football Pitch at Langho Football Club

REF NO RV\2011\ENQ\00217

Dear Kathryn,

I write in regards to the recent Pre-Application Request received on the 24 of May 2011. Following discussion with the Countryside Officer, David Hewitt, I can advise you of the following

In principle, I can confirm that the development of the site in question for a new All Weather Football Pitch, is considered acceptable given the existing uses of land adjacent to the site. However, the proposed location of the new pitch sits within an area of trees subject to a T.P.O. and there is concern that the proposed development could significantly affect these trees within this group by virtue of the ground works involved during its construction. Without further information, such as a Tree Survey, I am unable to offer any further advice on this matter.

Should your client wish to submit an application we will require the following in order to fully assess the proposal

- A full Tree Survey (including Root Protection Areas/DBH),
- Tree Constraints Plan.
- Method and details of construction.
- Details of access to and from the site, including any proposed permanent access points, and
- Details of trenches required for cabling/drainage.

I hope this advice is useful, but please note, this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further I am happy to do so, however please note that any further advice given may be subject to an additional fee

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
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PRELIMINARY TREE IMPACT AND PROTECTION REPORT	
Site:	Langho Football Club, Dewhurst Road, Langho, Blackburn, Lancashire, BB6 8AF
Site Visit Date:	26 September 2011
Report Date:	02 February 2012
Prepared By:	Phill Harris – Chartered Arboriculturist
Report Ref:	BTC247
Agent for Client:	Gary Hoerty Associates

Introduction and Rationale. Bowland Tree Consultancy Ltd were instructed by Gary Hoerty Associates, on behalf of their clients Langho Football Club, to carry out an appraisal of the potential for the construction of an outdoor floodlit synthetic football pitch at the above site to impact upon trees. We are also instructed to advise on appropriate tree protection measures required during development and on facilitation pruning and/or felling works where identified as necessary.

Further to this instruction I confirm that I visited the site on 26 September 2011 and carried out a survey of the trees at the site in accordance with BS5837:2005–Trees in Relation to Construction–Recommendations and our disclaimer at page 6. 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 a Tree Survey Schedule (TSS) detailing specific tree related information, a Tree Impact Plan (TIP), and a Tree Protection Specification.

The TIP shows the existing site under consideration with pertinent tree constraints detailed, the proposed development overlaid, and the required tree protection measures indicated. The plan is based upon a scaled electronic version of the topographical site plan and proposal with the tree locations plotted, as supplied by Site Surveying Services Ltd and, for the purpose of this report, I presume the details of the plan to be accurate.

The Site and the Proposal. The site under consideration is located within a rural edge area to the west of the village of Langho, Lancashire, and approximately 9.4 kilometres south-west of Clitheroe, within the administrative boundaries of Ribbles Valley Borough Council.

It is currently disused and consists of an area of bare earth, ground vegetation and rough grass with several earth mounds surrounded on all side by moderate to large trees (see Fig 1, below). Topography is variable with the land sloping down slightly from the north to the south. It is bordered to the east by Langho Football Club's pitch and to the remaining sides by an access road to several residential properties and a children's nursery (see Fig 2, below). Vehicular access is from a single point to the site's southern boundary, via an unmade track that runs between two trees.



Fig 1: View of the site, as seen from the south looking north, with the belt of Lime trees clearly visible



Fig 2: View of the site's southern boundary and the access road that runs along its perimeter

I am informed by the project planning consultant, Ms Kathryn Jukes of Gary Hoerty Associates, that the proposal is to construct a new outdoor all weather synthetic football pitch with associated flood-lighting, drainage and pedestrian access, as detailed on the TIP.

The Trees. 23 individual trees (prefixed 'T') and two groups of trees (prefixed 'G') were surveyed in respect of the proposal, and the trees and their respective constraints are plotted on the TIP attached. The site is visible from various public vantage points in the area and, as a whole, the trees confer a high visual amenity in the immediate local landscape, and subsequently form an important landscape feature

21 of the individually surveyed trees are Limes, one is a Silver Birch and one is a Common Oak, whilst both the groups are made up of Silver Birches. They are in the semi-mature to mature age range, although most are early-mature. They stand at heights of up to approximately 20 metres and have maximum diametrical crown spreads of up to approximately 18 metres and stem diameters of up to approximately 700 millimetres. Detailed tree dimensions and other pertinent information such as structural defects and/or physiological deficiencies, along with any recommendations for remedial management works, are included in the TSS attached.

The trees were appraised in accordance with BS5837:2005 Table 1, as attached. Subsequently, as detailed in Table A (below), 17 of the trees were allocated high retention values of 'A', four of the trees and the two groups were allocated moderate retention values of 'B' and one of the trees was allocated a low retention value of 'C'. In addition, one of the trees was allocated an 'R' categorisation and is therefore recommended for removal in the short-term (i.e. it has a projected remaining safe life expectancy of less than ten years) regardless of the site proposals.

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

	Ret. Cats	Tree Numbers	Totals
Trees/groups of a moderate or high quality & value that should be afforded appropriate consideration in the context of development	'A'	T2, T6, T8, T9 T10, T11 T12 T13 T14, T15 T16, T17, T18 T19, T20, T21, T22	17 Trees (74%)
	'B'	T1 T2, T4, T7 G1, G2	4 Trees (17.4%) 2 Groups (100%)
Trees/groups of a low quality & value that should not be considered a material constraint to development	'C'	T5	1 Tree (4.3%)
Trees/groups that should be removed for sound management reasons regardless of site proposals	'R'	T23	1 Tree (4.3%)
			= 23 Trees & 2 Groups in Total

With regard to Table A (above) 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 would emphasise 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), and a Tree Protection Specification is included as an appendix.

The TSS includes two columns listing the RPAs of the individually surveyed trees as overall areas in square metres and as radial distances from stem centres. The radial RPAs of the trees are indicated as magenta coloured circles on the TIP.

The Proposal's Projected Impacts on Trees and our Retention and Mitigation Recommendations. As detailed on the TIP and in Table B (overleaf) all the trees on site can be retained in the context of the proposal. Nonetheless, as discussed previously, one tree was classed 'R' category and is therefore recommended for removal in accordance with prudent arboricultural management regardless of the proposals. Nevertheless, the loss of this tree is projected to have no discernible impact upon the visual amenity of the local landscape.

With regards the retained trees, however, it will be necessary to carry out crown lifting works to various trees in order to obtain sufficient ground clearances and clearances from proposed lighting towers. The extent and specifics of these works should be clarified with the contractor and agreed, in writing, with the council's Tree Officer, Mr David Hewitt.

Table B: Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended for non-development related reasons	Total number of tree removals
Trees/groups of a moderate or high quality & value that should be afforded appropriate consideration in the context of the proposed development	'A'	-	-	-
	'B'	-	-	-
Trees/groups of a low quality & value that should not be considered a material constraint to development	'C'	-	-	-
Trees/groups that should be removed for sound management reasons regardless of site plans	'R'	-	T23	1 Tree
Totals		-	1 Tree	= 1 Tree in Total

As detailed on the TIP, the proposal is to run the temporary construction access, for the duration of the works only, via the existing vehicular access point between trees (see Figs. 3 & 4, below). As detailed in the photos this access currently consists of compacted and rutted ground with an existing aggregate layer. According to the contractors the proposal is to top up the aggregate and/or, where necessary, to replace it if considered unstable. This will consist of excavating the existing stone and any associated soil between the ruts to a depth approximately 200mm and applying MOT Type 1 aggregate within the area in question. The aggregate is to be removed on completion and replaced with top-soil. These works should be carried out prior to the installation of the temporary protective tree fencing under our direction, which should be included in the schedule of an Arboricultural Method Statement, as discussed overleaf.



Fig 3: View of the existing break in the tree to the south, between T4 and T5, where the maintenance access is proposed



Fig 4: Close-up view of the existing access between trees T4 and T5

As also detailed on the TIP the proposal is to run a pedestrian access footpath and a service trench to the pitch from the existing car-park to the south-east through tree groups G1 and G2. The service trench is to be a width of approximately 150mm and 500mm to 700mm in depth where it passes through tree RPAs and is to be dug by hand in accordance with paragraph 11.3.5 of BS5837:2005 and with the guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook'. These works should be carried out prior to the installation of the temporary protective tree fencing under our direction.

The footpath is to be a width of approximately 1.5 metres and, where it runs through tree RPAs, it is to be constructed in accordance with section 11.3 of BS5837:2005. In this respect I am informed by the contractors that the proposal is to manually remove existing turf/topsoil to a depth of 50mm and construct the footpath with a 150mm MOT Type 1 sub-base, a 40mm base course of 20mm stone with a 2mm surface course of

6mm stone and a 150x50x50mm kerb. These works should also to be carried out prior to the installation of the temporary protective tree fencing under our direction.

With regards retained trees it is essential that appropriate protective measures be followed, as per the attached Tree Protection Specification, with CEZs erected and ground protection measures installed to the extents of the tree RPAs detailed on the TIP. CEZ construction should conform to section 9 of BS5837:2005 and the tree protection measures should be agreed with the Council.

In this respect I would note that BS5837:2005 recommends that, where considered expedient, an Arboricultural Method Statement (AMS) be prepared detailing "*special mitigation construction*", which describes the procedures, working methods and protective measures to be used in order to ensure that trees are adequately protected during the construction process. In consideration of the issues discussed herein and the potential for various works to impact upon trees it would be appropriate to condition the production of and adherence to an AMS to any subsequent planning approval.

In addition to the points raised herein I would also emphasise the importance of ensuring that all relevant recommendations included under the General Recommendations section at page 5 be followed accordingly.

Summary and Conclusions. The construction of a new outdoor football pitch is proposed at the site in question. As such, 23 individual trees and two groups of trees surveyed in respect of the proposal and its associated potential to impact upon said vegetation.

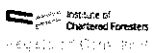
The trees confer a high overall visual amenity in the local landscape. 17 of the trees are high value/quality, four of the trees and the two groups are moderate value/quality, and one of the trees is low value/quality. In addition, one of the trees is recommended for removal in the short-term regardless of the site proposals.

The appraisal concluded that construction of the proposed pitch can be implemented whilst retaining all the trees on site and, in turn, protecting them in accordance with current Government guidance, providing that protection details included within this report, on the associated TIP and in the Tree Protection Specification are followed.

However, it also concluded that various works have potential to impact upon trees and the production of and adherence to an Arboricultural Method Statement would be appropriate.

In consideration of these factors I therefore conclude that the proposal complies with the requirements and recommendations set out in current Government guidance in respect of trees and development.

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

 INSTITUTE OF
Chartered Foresters
MEMBER OF THE INSTITUTE



Enclosures: Tree Survey Schedule
BS5837:2005 Table 1
Tree Protection Specification
Tree Impact Plan

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Bowland 
Tree Consultancy Ltd

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. Where trees are removed in order to facilitate construction then 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 & BS5837:2005 'TABLE 1'

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Langho Football Club, Dewhurst Road, Langho, Blackburn, Lancashire, BB6 8AF

Agents for Client: Gary Hoerty Associates

Surveyor: Phill Harris – Chartered Arboriculturist
Assessment Date: 26 September 2011
Job Reference: BTC247

No.	Species	Height	Stem Diam.	Branch Spread	Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Lime	19.5	670	N 9 E 4 S 7 W 4	5	M	G	- Stem bifurcates into co-dominant primary branches at a height of approximately 2m. - Minor storm damage with hanging branch in upper crown.	Retain and ensure protection of RPA throughout development with CEZ.	>40	B1	203.1	8.04
T2	Lime	19.5	640	N 10.5 E 8 S 8 W 5	1	EM	G	Moderately large amount of deadwood to approximately 80mm.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	185.32	7.68
T3	Lime	17	620	N 7 E 4 S 7 W 5	0.5	EM	G	- Upright primary branch arises from east side of stem at a height of approximately 3m with an acute included bark union. - Dense well established adventitious growth to lower stem.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	20-40	B1	173.92	7.44
T4	Lime	17	590	N 8.5 E 5 S 8 W 5	5	EM	G	- Moderate amount of deadwood to approximately 50mm. - Small partially occluded cavity to stem at a height of approximately 2m with no signs of progressive decay within.	Retain and ensure protection of RPA throughout development with CEZ.	20-40	B1	157.5	7.08
T5	Lime	15	570	N 6.5 E 2.5 S 5 W 2.5	0.5	EM	M	- Dense well established adventitious growth up stem. - Several areas of partially occluded bark necrosis to stem. - Large amount of deadwood to approximately 150mm. - Crown showing signs of a moderate reduction in vitality.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	10-20	C1	147	6.84
T6	Lime	18	660	N 7 E 5 S 7 W 5	0	M	G	Stem bifurcates into primary branches at a height of approximately 2.5m.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	197.09	7.92
T7	Lime	19	540	N 8 E 5 S 7 W 3	1	EM	G	Stem bifurcates into upright primary branches at a height of approximately 2.5m with an acute included bark union.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	20-40	B1	131.93	6.48

HEADINGS & ABBREVIATIONS

No. Allocated Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable

Species: 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.: Stem diameter in millimetres - measured or estimated at a height of approximately 1.5 metres above ground level or just above the root flare for multi-stemmed trees. MS = multi-stemmed, TS = twin-stemmed

Branch Spread: Crown radius measured for estimated where considered appropriate from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Height of CC: 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

Age: Estimated age class - Y = young, SM = semi-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

Comments on Condition, etc: 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 existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement 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 BS5837:2005 (i.e. less than 10, 10-20, 20-40, more than 40)

Cat. Grade: Category Grading - tree retention value listed as R or A to C - broadly in line with BS5837:2005 table 1

RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to 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

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

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Assessment Date: 26 September 2011

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No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T8	Lime	19.5	510	N 7.5 E 5 S 7 W 7.7	0.5	EM	G	No visible structural defects.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	117.68	6.12
T9	Common Oak	11.5	260	N 4.5 E 1 S 4.5 W 3	1	SM	G	No visible structural defects.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	30.59	3.12
T10	Lime	15	540	N 7 E 6.5 S 7 W 7	1.5	EM	G	Dense adventitious growth to lower stem.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	131.93	6.48
T11	Lime	15	530	N 5 E 8 S 8 W 8	0.5	EM	G	- Stem divides into multiple primary branches at a height of approximately 2.5m. - Adventitious growth to stem base.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	127.09	6.36
T12	Lime	14	460	N 4 E 8 S 4 W 7	0.5	EM	G	Stem divides into multiple primary branches at a height of approximately 2.5m.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	95.74	5.52
T13	Lime	14	410	N 4 E 7.5 S 4 W 9	0.5	SM	G	No visible structural defects.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	76.06	4.92
T14	Lime	14.5	470	N 5 E 7.5 S 5 W 7.5	0.5	EM	G	Stem divides into multiple primary branches at a height of approximately 2.5m.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	99.95	5.64
T15	Lime	17.5	490	N 4 E 9 S 4 W 8	1	EM	G	Stem trifurcates into primary branches at a height of approximately 2.5m.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	108.63	5.88

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: Langho Football Club, Dewhurst Road, Langho, Blackburn, Lancashire, BB6 8AF

Agents for Client: Gary Hoerty Associates

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 26 September 2011

Job Reference: BTC247

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T16	Lime	18	540	N 5 E 8 S 4 W 8	1	EM	G	Stem bifurcates into primary branches at a height of approximately 3m.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site and south-eastern side of crown to obtain a 1.5m clearance from proposed floodlight.	>40	A1/2	131.93	6.48
T17	Lime	17.5	560	N 5 E 6 S 6 W 5	1	EM	G	Dense adventitious growth to lower stem.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	141.89	6.72
T18	Lime	19.5	630	N 6 E 7 S 7.5 W 7	2	EM	G	Stem trifurcates into primary branches at a height of approximately 4.5m.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	179.58	7.56
T19	Lime	19.5	700	N 6 E 6 S 5.5 W 5	1	M	G	- Stem bifurcates into co-dominant sub-stems at a height of approximately 1.3m. - Moderately dense adventitious growth to lower stem.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	153.96	7
T20	Lime	16	450	N 6 E 4 S 6 W 4	0.5	EM	G	- Minor stem lean to east. - Some adventitious growth to stem base.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	91.62	5.4
T21	Lime	20	700	N 9 E 9 S 9 W 8	1.5	M	G	- Stem bifurcates at a height of approximately 5m. - Moderate amount of deadwood to approximately 100mm diameter.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	221.7	8.4
T22	Lime	18	610	N 8 E 7 S 8 W 8	1	EM	G	Stem bifurcates into primary branches at a height of approximately 5m with a slightly tight fork.	- Retain and ensure protection of RPA throughout development with CEZ. - Prune underside of crown to obtain a 4m ground clearance over site.	>40	A1/2	168.36	7.32
T23	Silver Birch	18.5	430	N 4.5 E 4.5 S 4 W 4	1.5	EM	G	0.3m wide 5m long partially occluded wound up east side of stem with extensive evidently progressive decay within. - Small cavity to stem at a height of approximately 3.5m, with potential as bird/bat habitat. - Less than 10 years projected remaining lifespan and should not therefore be retained in the context of the proposal.	- Remove due to poor structural condition following appraisal of cavity by ecologist. - Treat stump with suitable herbicide to prevent re-growth.	<10	R	83.66	5.16

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

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Assessment Date: 26 September 2011

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No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G1	14no. Silver Birch	≤ 17.5	≤ 480	N ≤ 5 E ≤ 3 S ≤ 5 W ≤ 6	≥ 0	SM-EM	M-G	- Linear group. - Several have well established adventitious growth to the bases of their stems.	Retain and ensure protection of RPAs throughout development with CEZ.	20-40	B1/2	≤ 104.24	≤ 5.76
G2	12no. Silver Birch	≤ 18	≤ 440	N ≤ 5 E ≤ 6 S ≤ 5 W ≤ 3	≥ 1	SM-EM	M-G	Linear group.	Retain and ensure protection of RPAs throughout development with CEZ.	20-40	B1/2	≤ 87.59	≤ 5.28

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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 and definition		Category – Subcategories		Identification on plan
	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 of significant conservation, historical, commemorative or other value for example veteran trees or wood-pasture	Light Green
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	Mid Blue
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	Grey
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				

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**TEMPORARY PROTECTIVE FENCING &
GROUND PROTECTION SPECIFICATION**

- 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 weldmesh "Heras" panels of at least 2.1 metres in height.
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 Arboriculturist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

- Any necessary Temporary Ground Protection shall conform to Figure 3 of BS5837:2005 (see overleaf).
- 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.
- Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
- Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist shall inspect the Temporary Ground Protection.
- 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

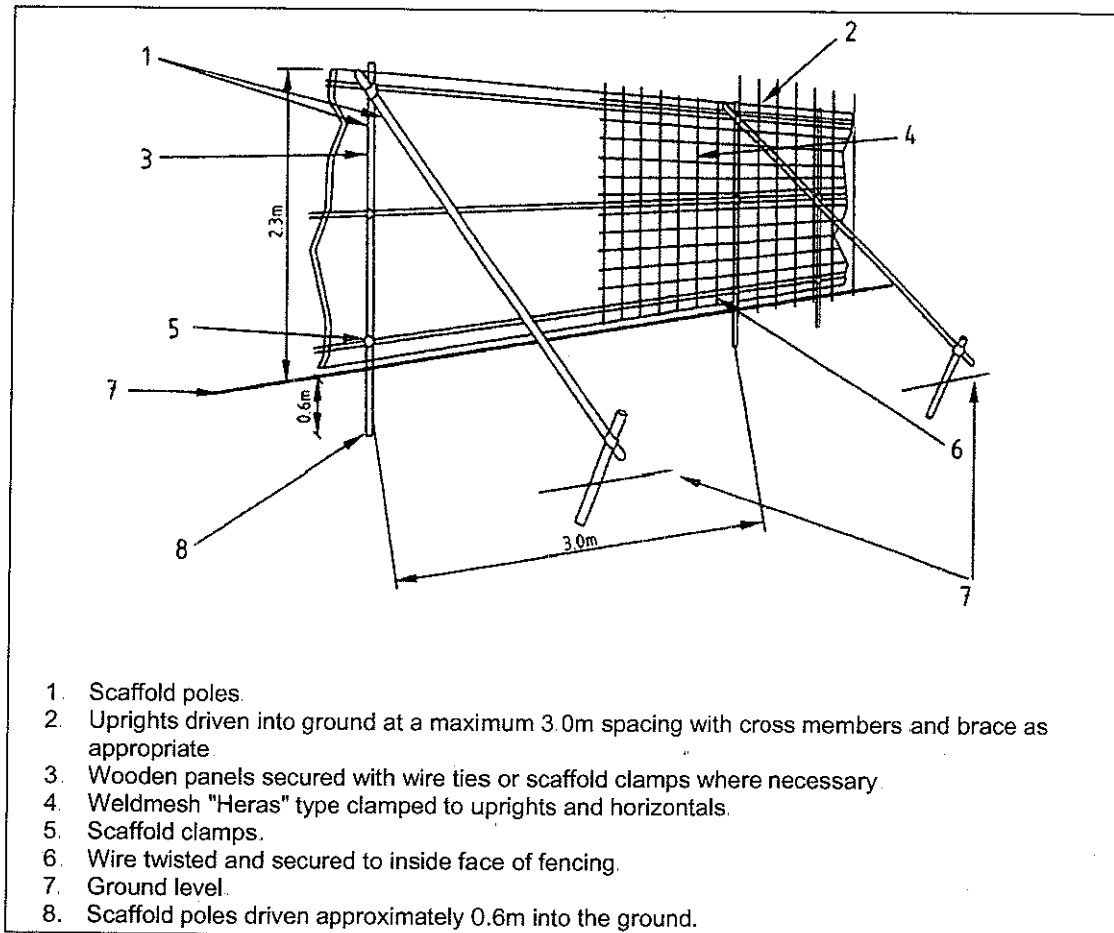


Fig. 2: BS5837:2005 Temporary Protective Fencing – Recommended Construction

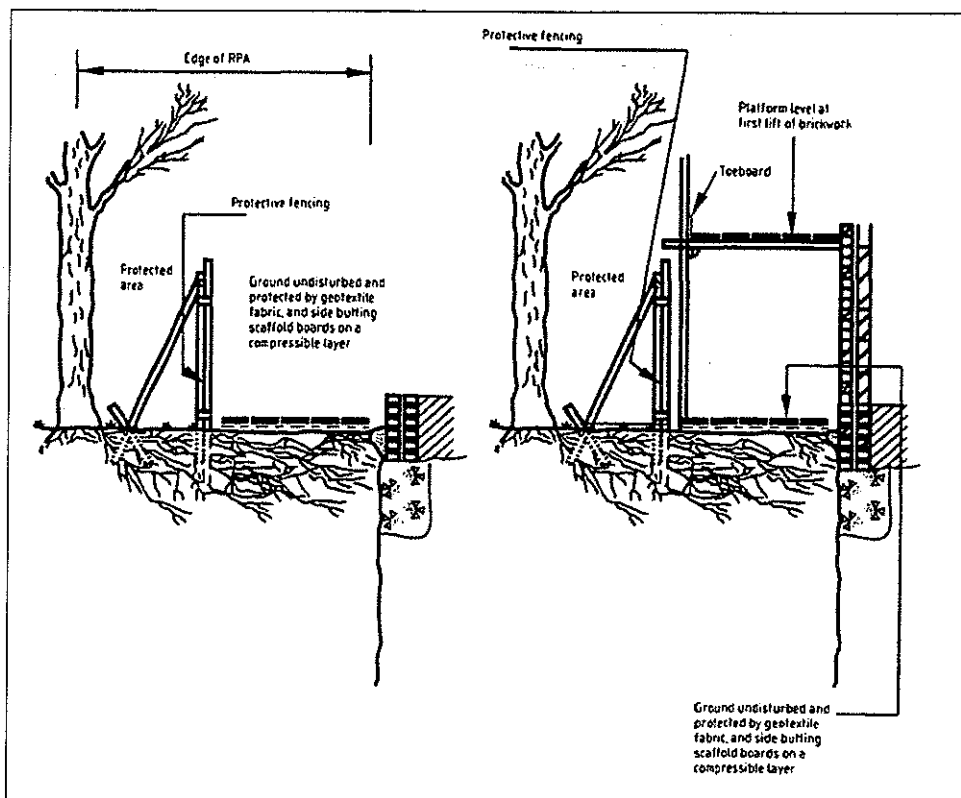
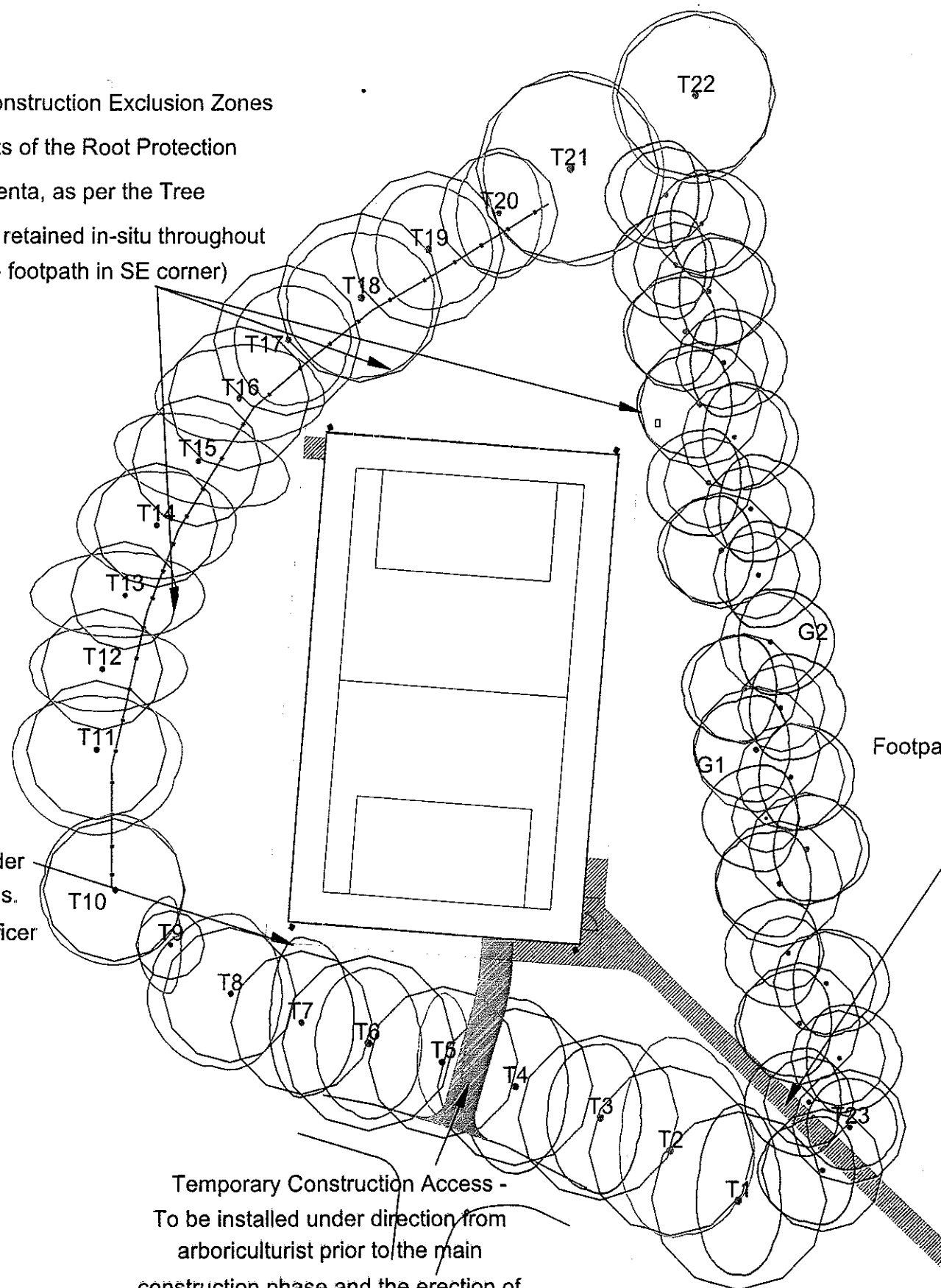


Fig. 3: BS5837:2005 Temporary Ground Protection – Recommended Construction



Temporary fencing to form Construction Exclusion Zones
to be erected to the extents of the Root Protection
Areas, detailed in magenta, as per the Tree
Protection Specification, and retained in-situ throughout
the development (see also footpath in SE corner)

Where applicable, trees with
low branches should be pruned in order
to obtain sufficient ground clearances.
Works should be agreed with Tree Officer
at Ribble Valley Borough Council



Temporary Construction Access -
To be installed under direction from
arboriculturist prior to the main
construction phase and the erection of
the temporary protective fencing

Footpath - To be installed under direction from
arboriculturist prior to the main
construction phase and the erection
of the temporary protective fencing

T = Surveyed individual Tree
G = Surveyed Group of Trees

Please refer to associated Tree Survey Schedule and Report for
specific details in respect items detailed below:

Tree Categorisations:

Those of a High and Moderate Quality &/or Value:

Category 'A' Tree/Group
High Quality/Value with Estimated Remaining
Lifespan of Over 40 Years

Category 'B' Tree/Group
Moderate Quality/Value with Estimated Remaining
Lifespan of Between 20 & 40 Years

Those of a Low Quality &/or Value:

Category 'C' Tree/Group
Low Quality/Value with Estimated Remaining
Lifespan of Between 10 & 20 Years

Category 'R' Tree/Group
<10 Years Remaining Lifespan - Should Therefore
be Considered for Removal in Accordance with
Prudent Arboricultural Management

Root Protection Areas (RPAs):

Radial Root Protection Area (RPA)
(Area that Should be Protected Throughout
Development Works with Protective Fencing to
form a Construction Exclusion Zone)

Project:
LANGHO FOOTBALL CLUB
DEWHURST ROAD
LANGHO
LANCASHIRE
BB6 8AF

Agent for Client:
GARY HOERTY ASSOCIATES

Title:
TREE IMPACT PLAN

In Relation to Proposed Construction of New
Outdoor Synthetic Football Pitch

Scale: 1:500@A3

Date: January 2012

Drawn by: PH

Checked by: PH

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Rev: