



RIBBLE VALLEY
BOROUGH COUNCIL

22 APR 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120346P

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

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Newclose Properties Ltd				
Street address:	c/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning				
Street address:	2 Reedley Business Centre Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB10 2TY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					planning@avalontp.co.uk

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Outline application for mixed B1, B2 and B8 industrial use including means of access

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

Outline application for mixed B1 B2 and B8 Industrial Use including means of access

House: Suffix:
House name: Land Off
Street address: Hey Road
 Barrow
Town/City: Clitheroe
County: Lancs
Postcode: BB7 9WA

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

Easting: 374004
Northing: 438381

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):

Officer name:

Title: Mr First name: Colin Surname: Sharpe

Reference:

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

Details of the pre-application advice received:

Please see Design and Access Statement for details

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)

Internal road layout to be determined as part of the Reserved Matters submission

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be determined at Reserved Matters stage

Roof - description:Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be determined at Reserved Matters stage

Windows - description:Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be determined at Reserved Matters Stage

Doors - description:Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To be determined at Reserved Matters stage

Boundary treatments - description:Description of *existing* materials and finishes:

Hedgerows and stockproof fencing

Description of *proposed* materials and finishes:

To be determined at Reserved Matters stage

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Agricultural access

Description of *proposed* materials and finishes:

Extension of existing tarmacadam estate road

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at Reserved Matters Stage

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be determined at Reserved Matters Stage

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:

Hine/02 Dwg01

Habitat survey

Transport Statement

Design & Access Statement

Planning Statement

Land Quality Assessment

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	To be determined as part of Reserved Matters submission		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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 an appropriate 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 ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

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:

Agricultural Land

Is the site currently vacant? ☐ Yes ☒ No

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

7. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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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 ☒ Unknown

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
OTHER Please specify	0.0	0.0	0.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒

20. Hours of Opening (continued)

D1								☒
D2								☒
Other								☒

21. Site Area

What is the site area?

05.76

hectares

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. 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)



The agent



The applicant



Other person

25. Certificates (Certificate B)**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.

Notice recipient	Date notice served
Name: Admiral Taverns c/o Paul Sturgess, Caldecotte Group Number: Suffix: Street: Unit A, Bourton Business Centre Locality: Manor Farm Town: Buckingham Postcode: MK18 7DS	02/04/2012
Name: Alistair Procter C/o Athertons Number: 16 Suffix: Street: Preston New Road Locality: Town: Blackburn Postcode: BB2 1AW	02/04/2012

Title: Mr First name: A Surname: Kinder
Person role: Agent Declaration date: 02/04/2012 ☒ Declaration made

25. Certificates (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 ☒(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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

25. Certificates (Agricultural Land Declaration - continued)

Title: Mr	First Name: A	Surname: Kinder	320120346 P
Person role: Agent	Declaration date: 02/04/2012	☒ Declaration Made	

26. Declaration

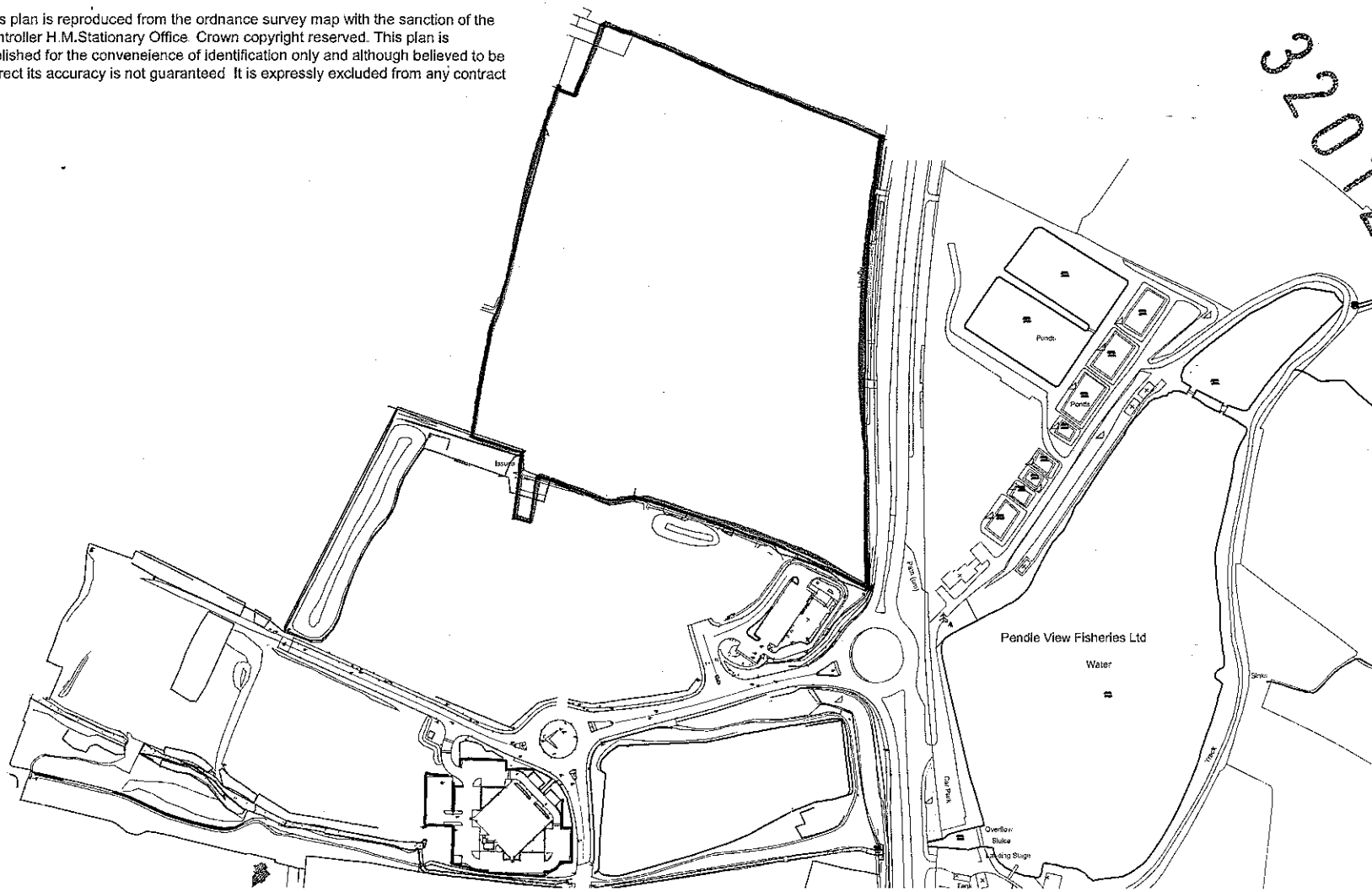
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 02/04/2012

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SITE LOCATION PLAN

Site: Proposed Development
Barrow Brook Business Village
Clitheroe

Client: Edward Hine LPA

Drawn: DS

Date: 08.03.12

Scale: 1:2500 @ A3

Project No: HINE/02 Dwg 01

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

Avalon RTPI

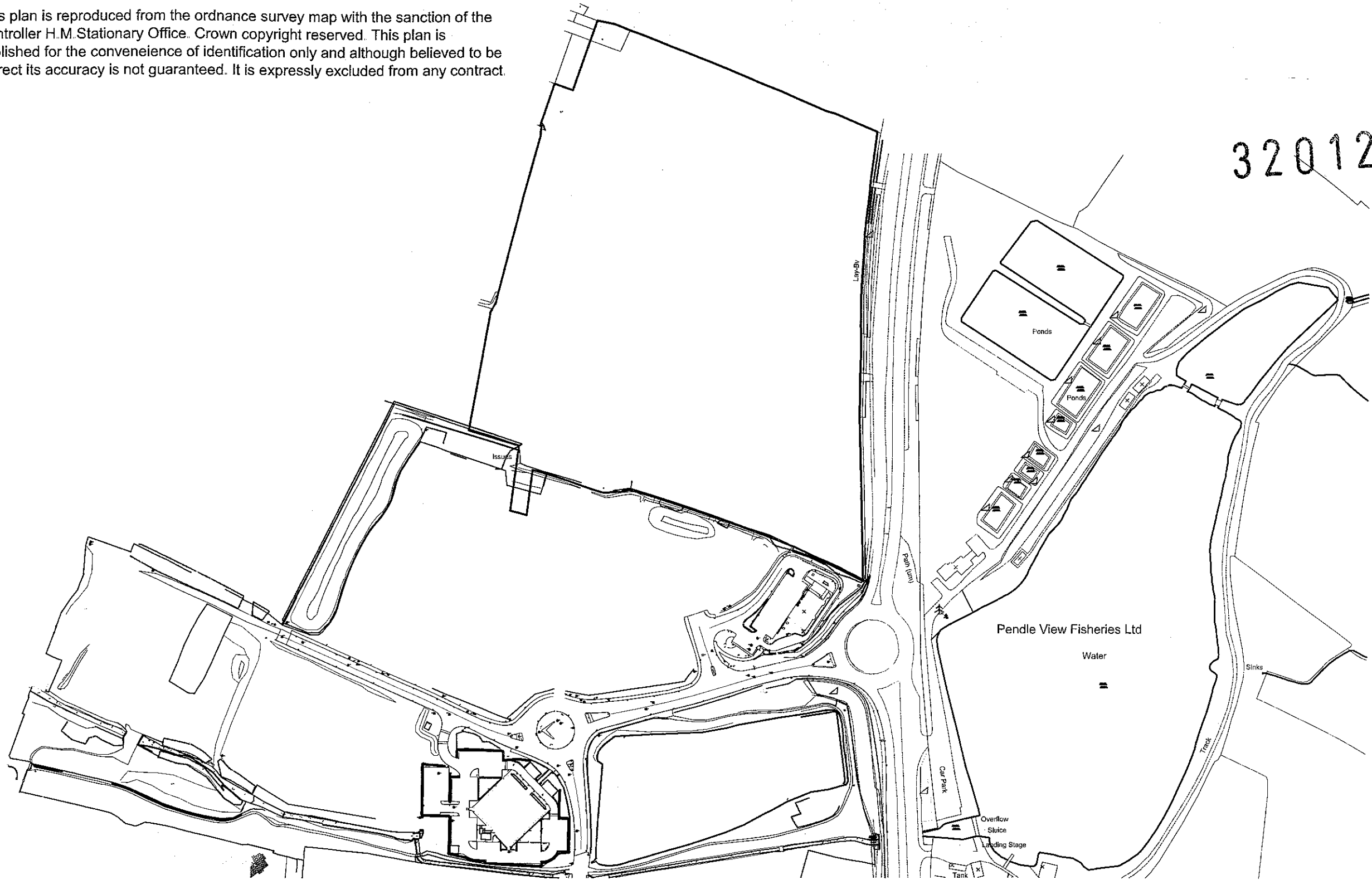
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666
Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

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Avalon 
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666
Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
2 Reedley Business Centre Redman Road Burnley Lancashire BB10 2TY

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL				
Site:	Ribble Valley Enterprise Park – Phase 2, Barrow, Clitheroe, Lancashire, BB7			
Agent for Client:	Avalon Town Planning			

Surveyor:	Phill Harris – Chartered Arboriculturist
Assessment Date:	3 April 2012
Job Reference:	BTC315

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No.	Species	Height	Stem Diam.	Branch Spread	Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Hawthorn	5	250 (ts)	N 2.5 E 2.5 S 2.5 W 2.5	1.5	M	M	- Stem bifurcates into co-dominant primary branches at a height of approximately 1.7m - Crown showing signs of a reduction in vitality	No work required	10-20	C2	28.28	3
T2	Hawthorn	4.5	270 (ts)	N 3 E 3 S 3 W 3	0.5	EM	M	Stem bifurcates into co-dominant primary branches at a height of approximately 0.4m with a tight fork.	No work required.	>40	C2	22.91	2.7
T3	Hawthorn	5	350 (ms)	N 2.5 E 2.5 S 2.5 W 2.5	2	M	P	- Multiple stems arise at ground level. - One stem has recently failed	No work required	10-20	C1	38.49	3.5
T4	Hawthorn	9	450 (ts)	N 4 E 2 S 0 W 1	0	PM	P	- Stem bifurcates into sub-stems at a height of approximately 0.2m - Extensive brown rot decay to stem. - Eastern stem has recently failed at a height of approximately 2m. - Short projected remaining safe life expectancy.	Fell due to structural condition.	<10	R	63.63	4.5
T5	Ash	13.5	730	N 8.5 E 7.5 S 4.5 W 7	0.5	M	P	- Large basal cavity to south with extensive progressive internal decay and hollowing extending up stem at least 3m - Severe stem lean to north due to past partial stem failure - Short projected remaining safe life expectancy.	Fell due to structural condition.	<10	R	241.11	8.76
T6	Hawthorn	3.5	180 (ts)	N 2 E 2 S 2 W 2	0.5	SM	G	Stem bifurcates into co-dominant primary branches at a height of approximately 0.4m with a tight fork	No work required	>40	C2	10.18	1.8
T7	Ash	12.5	570 (ts)	N 5 E 5 S 5 W 6	1	EM	G	Stem bifurcates into co-dominant sub-stems at a height of approximately 0.3m with an acute included bark union	No work required	10-20	C1	102.08	5.7

HEADINGS & ABBREVIATIONS

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):

Allocated Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable

Common and botanical name in brackets where appropriate

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 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

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

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

Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

Physiological Condition - a measure of the tree(s) overall vitality i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Comments 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

Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys

take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Estimated Remaining Contribution - in years as per BS5837:2005 (i.e. less than 10, 10-20, 20-40, more than 40)

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

Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL
Site: Ribble Valley Enterprise Park – Phase 2, Barrow, Clitheroe, Lancashire, BB7

Agent for Client: Avalon Town Planning

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 3 April 2012

Job Reference: BTC315

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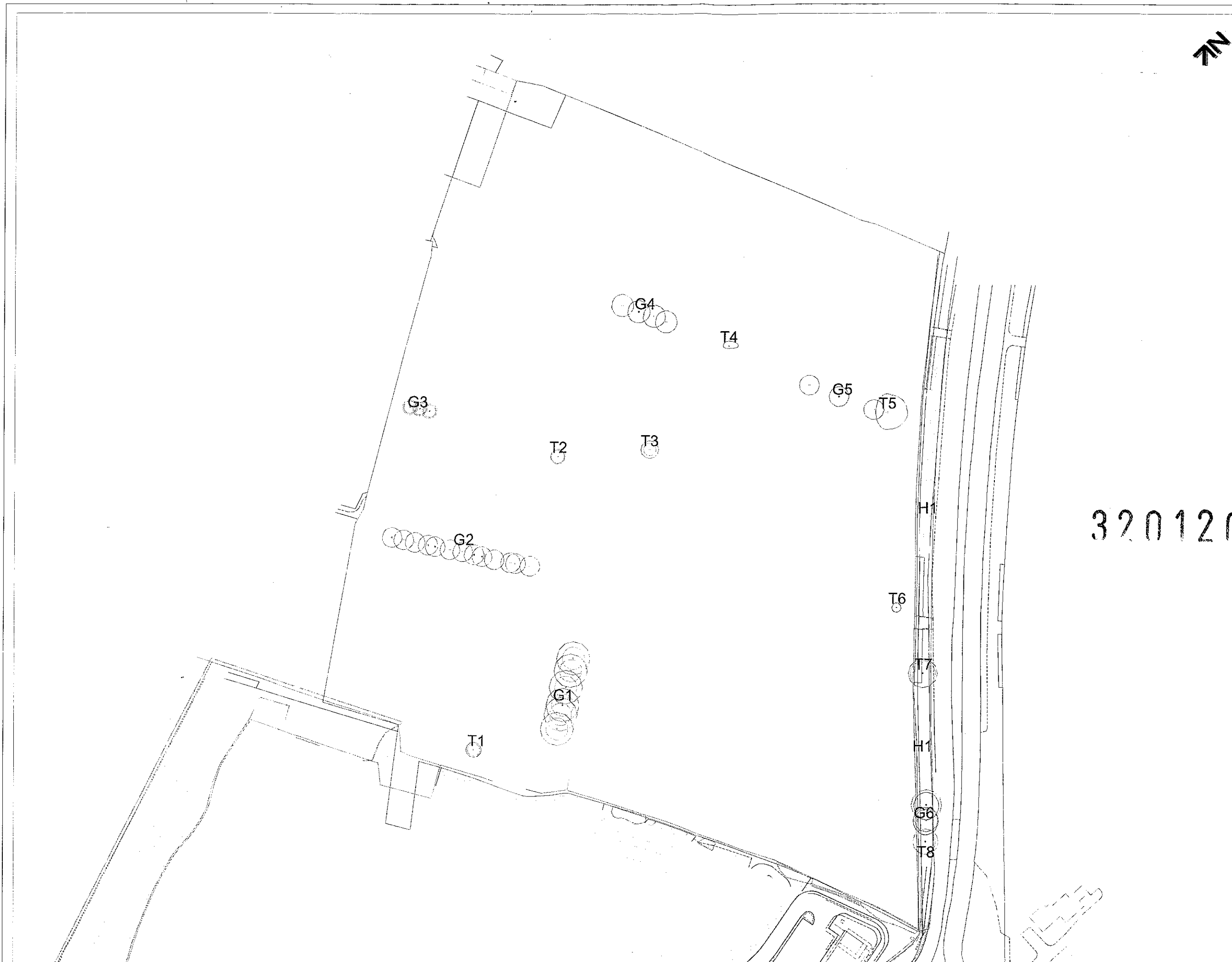
No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T8	Ash	11	500 (ms)	N 4 E 5 S 5 W 5	1	SM	G	▪ Stem trifurcates into sub-stems at a height of approximately 0.3 to 0.5m with acute included bark unions	▪ No work required.	10-20	C1	78.55	5
G1	6no Hawthorn	≤ 9.5	≤ 550	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	≥ 1	PM	P-M/P	▪ Linear group. ▪ Outgrown hedge. ▪ Crowns are showing signs of a significant reduction in vitality	▪ No work required	10-20	C1	≤ 136.87	≤ 6.6
G2	approx 12no. Hawthorn	≤ 6.5	≤ 600 (ms)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 0.5	PM	P	▪ Linear group. ▪ Outgrown hedge. ▪ Most stems are decayed and/or with stem cracks ▪ Short projected remaining safe life expectancies.	▪ Fell due to structural condition	<10	R	≤ 113.11	≤ 6
G3	3no. Hawthorn	≤ 4.5	≤ 250 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0.5	EM	M	▪ Closely spaced group. ▪ All are multi-stemmed.	▪ No work required	>40	C2	≤ 19.64	≤ 2.5
G4	approx. 4no Hawthorn	≤ 7.5	≤ 700	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	≥ 0	PM	P	▪ Loose group along ditch ▪ Crowns are showing signs of a significant reduction in vitality ▪ Most stems have partially failed. ▪ Short projected remaining safe life expectancies.	▪ Fell due to structural condition.	<10	R	≤ 221.7	≤ 8.4
G5	3no Hawthorn	≤ 8.5	≤ 600 (ms)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	≥ 1	PM	P	▪ Loose group ▪ One stem has failed and others have extensive decay ▪ Short projected remaining safe life expectancies.	▪ Fell due to structural condition	<10	R	≤ 113.11	≤ 6
G6	2no Ash	≤ 12.5	≤ 600 (ts)	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 6	≥ 0.5	EM	G	▪ Small group located within neighbouring highway verge ▪ Both trees' stems bifurcate or trifurcate at less than 0.5m with tight forks	▪ No work required	20-40	B1	≤ 113.11	≤ 6
H1	Hawthorn	≤ 6	≤ 200 (ms)	≤ 7 wide	≥ 0	EM	G	▪ Previously laid hedge located within neighbouring highway verge	▪ No work required	>40	B2	≤ 12.57	≤ 2

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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 or 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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KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees
H = Surveyed Hedge

Please refer to associated Tree Survey Schedule & BS5837:2005
Table 1 for specific details in respect of items detailed below

TREE CATEGORISATIONS:

Those of a High & Moderate Quality & Value:

Category A Tree/Group/Hedge
High Quality/Value with Estimated Remaining
Life-span of Over 40 Years

Category B Tree/Group/Hedge
Moderate Quality/Value with Estimated Remaining
Life-span of Between 20 & 40 Years

Those of a Low Quality & Value:

Category C Tree/Group/Hedge
Low Quality/Value with Estimated Remaining
Life-span of Between 10 & 20 Years

Category R Tree/Group/Hedge
10 Years Remaining Life-span - Should Therefore
be Considered for Removal in Accordance with
Prudent Arboricultural Management

ROOT PROTECTION AREAS:

Radial RPAs
(Root Protection Areas)

RPAs apply to trees planned for retention. They are ground areas
that should be protected by Temporary Protective Fencing forming
a Construction Exclusion Zone (CEZ) throughout the development
process thereby keeping retained trees roots free from disturbance.
RPAs give an idea of below ground root constraints and assist in
planning for appropriate access restrictions in relation to feasible
development. In certain situations there is a limited degree of
flexibility in fencing positioning.

Project:
RIBBLE VALLEY ENTERPRISE
PARK - PHASE 2
BARROW
CLITHEROE
LANCASHIRE
BB7

Agent for Client:
AVALON TOWN PLANNING

Title:
TREE CONSTRAINTS PLAN

Scale: 1:500@A0

Date: April 2012

Drawn by: PH

Checked by: PH

Bowland
Tree Consultancy Ltd

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Job Ref: BTC315-TCP

Rev: