



RIBBLE VALLEY
BOROUGH COUNCIL

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

03 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120595 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission.
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:	Mr	First name:	A	Surname:	Priestley
Company name:					
Street address:	Roefield Reach, Edisford Road				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 3LA				
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

Country Code	National Number	Extension Number
Telephone number:		
Mobile number:		
Fax number:		
Email address:		

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 1AW				
Telephone number:					Country Code: National Number: Extension Number: 01200 425051
Mobile number:					
Fax number:					
Email address:					judith@jdixontownplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

One detached dwelling

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

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Roefield Reach		
Street address:	Edisford Road		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 3LA		

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

Easting:	372773
Northing:	441528

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

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

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:

There is adequate space within the curtilage for the storage of waste.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste.

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:

N/A

Description of *proposed* materials and finishes:

White render above buff brick plinth. Buff brick panel.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Grey tiles

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White uPVC

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

1.8m high post and panel fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Porous tarmac refer to Tree Survey for construction method.

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:

TRI-0872-01 Location Plan
TRI-0872-02 Existing Site Layout
TRI-0872-03 Proposed Site Layout
TRI-0872-04 Proposed Floor Plans
TRI-0872-05 Proposed Elevation
Design and Access Statement
Tree Survey

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	3	3
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			

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:

Garden area to Roefield Reach

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

17. Residential Units

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

☒ Yes ☐ No

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

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	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

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

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	

21. Site Area

What is the site area?

1,684 sq.metres

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.

25. Certificates (Certificate B - continued)

Notice recipient				Date notice served	
Name	Roefield Specialist Care			03/07/2012	
Number:		Suffix:			
Street:	Thistle Manor,				
Locality:	Edisford Road,				
Town:	Clitheroe				
Postcode:	BB7 3LA				
Title:	Mrs	First name:	Judith	Surname:	Douglas
Person role:	Agent	Declaration date:	03/07/2012	☒ 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

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Person role:	Agent	Declaration date:	03/07/2012	☒ Declaration Made	

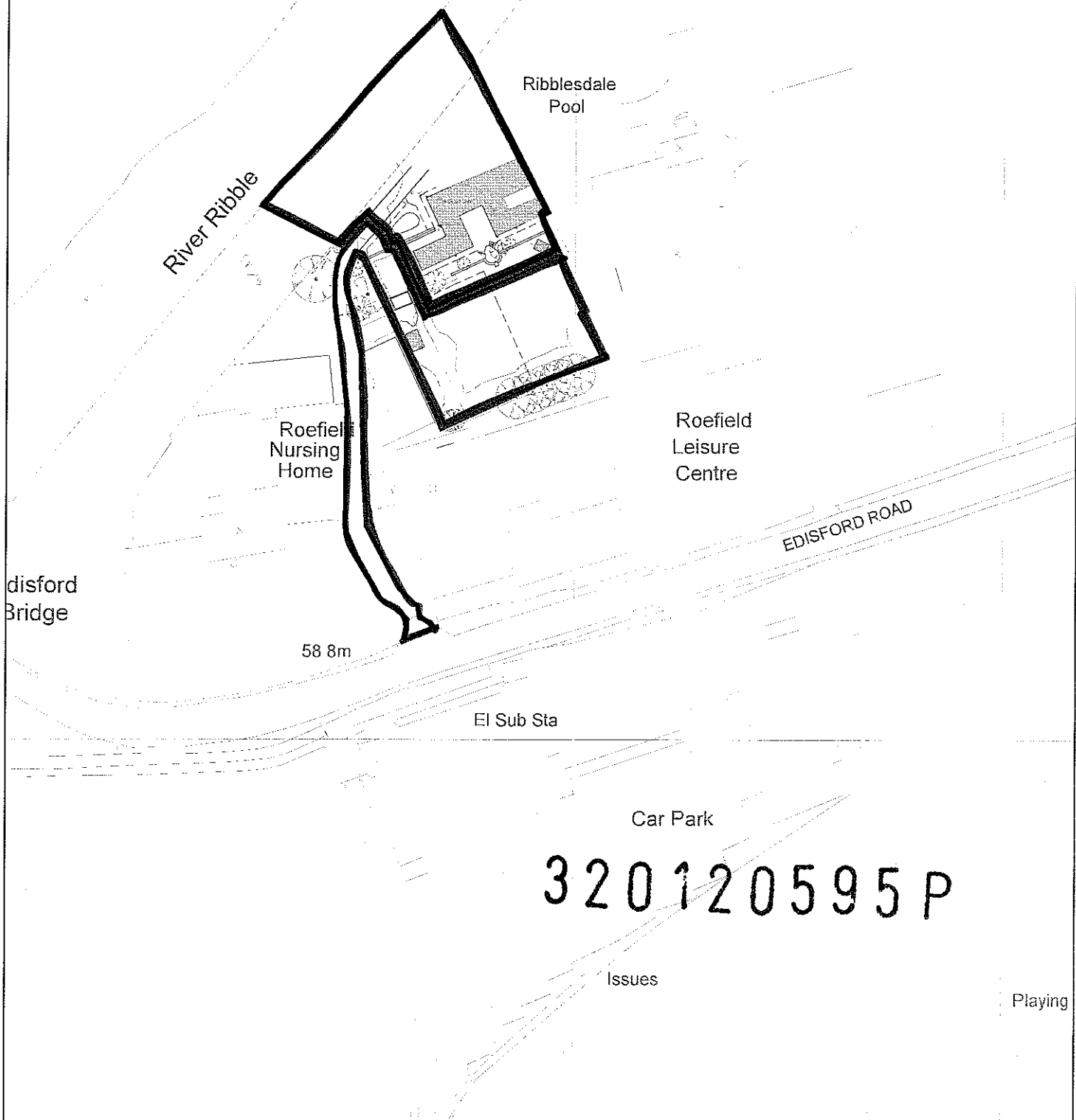
26. Declaration

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



Date: 03/07/2012

Playing



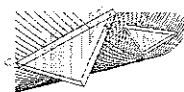
Issues

Playing

Site Address
Land at Roefield Reach
Edisford Road
Clitheroe

Drawing Title
Location Plan

Project Description
Proposed Dwellings



TricAD
Solutions Ltd.
BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Rev.0	Description	Issued
Scale	Date	Drawn By
1:1250@A4	28/05/2012	MW

Drawing Number
TRI-0872-01

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION
TO ERECT ONE DETACHED DWELLING ON LAND AT ROEFIELD REACH EDISFORD
ROAD, CLITHEROE BB7 3LA.**

1. SITE DESCRIPTION:

- 1.1 The application site comprises a large garden area to the rear of the bungalow Roefield Reach. The garden area is presently a level area of lawn and a tennis court. To the north west of the garden is Ribblesdale Pool which is separated from the site by a high stone boundary wall and trees. The roof of the Pool is visible above the wall. To the south east of the site is the sports hall of Roefield Leisure Centre this is divided from the site by a substantial group of trees. A newly built two storey annex block to Thistle Manor is adjacent to the site on the north west side and is divided from the site by a stone boundary wall. The application site is completely surrounded by existing substantial built development. See Photographs
 - 1.2 The existing bungalow on the site is an unusual design extended over the years with a large footprint and internal courtyards. It is positioned just behind the top of the bank of the River Ribble north east of Edisford Bridge. In front of the bungalow is a garden area, vehicle access and parking area. Substantial trees protected by a tree preservation order stand at the top of the river bank. The bungalow is constructed out of random stone to the front elevation and part side elevation with the remaining side elevations and rear elevation in brown brick. The whole building is roofed in smooth grey interlocking tiles.
 - 1.3 Vehicle access to Roefield Reach is through the grounds of Thistle Manor. The driveway emerges in front of the bungalow and there is a secondary access into the rear garden adjacent to the new two storey annex at Thistle Manor.
 - 1.4 The site is within an area designated as open countryside in the adopted Ribble Valley Districtwide Local Plan but close to the settlement boundary of Clitheroe
- 2. PROPOSAL**
- 2.1 The application is for full planning permission to erect one two storey detached dwelling. The proposed dwelling has four bedrooms and an integral double garage. Vehicle and pedestrian access is from the existing driveway at Roefield Reach.

3. ASSESSMENT

- 3.1 Adopted Ribble Valley Districtwide Local Plan
G1 Development Control
ENV3 Open Countryside
- 3.2 Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 19
Consultation Draft. DMG1, EN2 and DWE2
- 3.3 L4 – Regional Housing Provision - North West of England Regional Spatial Strategy
to 2021.
- 3.4 National Planning Policy Framework

4. SITE HISTORY

- 4.1 There are no previous relevant planning applications post 1989 on the Council's on
line records.

5. EVALUATION

- 5.1 The policy basis against which this scheme should be appraised is set out in the
context of national, regional and local development plan policies. The NPPF clearly
states *'that the purpose of the planning system is to contribute to the achievement
of sustainable development'* (paragraph 6). Paragraph 197 confirms that *'in
assessing and determining development proposals, local planning authorities
should apply the presumption in favour of sustainable development'*. Paragraph 14
states that a presumption in favour of sustainable development is at the heart of the
NPPF. It goes on to say that *'for decision-taking this means:*

- *Approving development proposals that accord with the development plan
without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-
date, granting planning permission unless:*
 - *any adverse impacts of doing so would significantly and
demonstrably outweigh the benefits, when assessed against the
policies in this Framework as a whole; or*
 - *specific policies in this Framework indicate development should be
restricted'*

- 5.2 The NPPF requires Local Planning Authorities to consider housing applications in
the context of the presumption in favour of sustainable development and that

relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable sites. It has recently been reported at the Planning Committee that as at 1 April 2012, Ribble Valley can demonstrate a 5.2 year supply of housing, including a 10% allowance for slippage but no detailed site adjustments for deliverability.

- 5.3 The issue of a five year supply is a somewhat complex one. The most relevant policies of the RS are those that relate to housing requirements (Policy L4). The Council has established that it will continue to determine planning applications against the existing RS figure of 161 dwellings per year; this is a minimum requirement not a maximum. On the basis that the housing supply figure is a minimum and not a maximum the approval of planning permission for one dwelling outside but close to the settlement boundary of Clitheroe would not have an adverse impact on housing supply.
- 5.4 The site location outside the settlement boundary would previously have meant that Policy G5 of the Local Plan would be considered. The Local Plan in this respect is now out of date. The circumstances that are prevalent now with the need to meet the requirements of NPPF and maintain a deliverable five year supply of housing are such that this site should be considered in the context of the need to meet the three dimensions of sustainable development as outlined in NPPF –economic, social and environmental.
- 5.5 Contained within existing substantial built development on all four sides as it is, and being of a scale (a single large detached dwelling) that can be considered appropriate to the locality, it can be concluded that the use of the site for residential development in principle would be consistent with the national policy framework, extant Regional Strategy and at the scale proposed the principles of the Emerging Core Strategy.
- 5.6 NPPF advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The site under consideration here lies outside the saved settlement boundary of Clitheroe but adjacent to two significant community leisure facilities (Ribblesdale Pool and Roefield Leisure Centre) and a large residential institution

(Thistle Manor). It is also within walking distance (500m) of a large local shop (Spar) and Edisford Primary School. Edisford Road carries bus services. In fact all the land between the site and the settlement boundary is developed with buildings or as a municipal car park, or is laid out for use as sports pitches. Despite the Local Plan designation as open countryside none of the land is in agricultural use. The site is also a similar distance to the town centre of Clitheroe as the recently approved housing development at Henthorn Road which is also outside the settlement boundary. The site is available to be developed immediately within 0-5 years.

Landscape Impact

- 5.7 The NPPF requires the planning system to protect valued landscapes paragraph 109. Whilst the site is outside the settlement boundary is not prominent in the landscape. It is surrounded by existing substantial buildings and is screened by existing trees. A tree report is submitted with the application indicating which trees are to be retained. Those trees which are to be removed in order to facilitate the development are not particularly visible from outside the site. They are Leyland cypress and cypress originally planted as a hedge which is now overgrown around the perimeter of the tennis court. The development will have no adverse impact on the character of the landscape or the visual amenity of the area.

Impact on neighbours

- 5.8 The house has been designed with a sufficient distance (approximately 15.4m) from the rear windows of the existing bungalow and has hipped pitched roof so that it will not have an over bearing or detrimental effect on the bungalow. In addition, there are no main windows in the side elevation of the proposed house which faces the rear of the bungalow. The windows in the side elevation light a utility room, toilet and stairway.
- 5.9 The windows in the Ribblesdale Pool are only partially visible at all ground floor level because they are completely screened for the most part, by the high perimeter wall, and partly screen by trees and shrubs. However in order to avoid issue of overlooking the proposed house has been positioned a minimum of 21m from the Pool building. The rear elevation of the sports hall building is constructed in profiled metal sheet and has no opening within it. The retention of the trees on the boundary to the sports hall screens the sports hall from the proposed house.

- 5.10 Planning permission was granted recently for an annex building to Thistle Manor ref 3/2009/0203. The building is two storeys high with a ridge height of 8.3m. The north east elevation (rear elevation) is 22.3m in length is finished cream render. The ground floor of the elevation has 2 windows (lighting a store and a quiet room) whilst the first floor has 4 windows (lighting 3 bathrooms and one nurses station). All the windows are obscured glazed. The building is positioned 1m from the joint boundary. It has had a negative impact on the garden area of Roefield Reach. The proposed property faces the rear of this unit and is separated from it by a distance of approximately 17m to the main wall of the proposed house. The proposed attached single storey garage is slightly closer at approximately 11.5m. There is not adverse impact by way of overlooking or overbearing impact on the existing annex unit or the proposed dwelling.

6. DESIGN

Use

- 6.1 The use of the site will change from garden to residential use.

Amount

- 6.2 The development comprises one detached dwelling integral garage and garden.

Layout

- 6.3 The dwelling is to be set to the rear of the existing bungalow with the side elevation of the proposed house facing the rear of the bungalow. The front elevation of the house will face the rear elevation of the annex building at Thistle Manor and the rear elevation will face Ribblesdale Pool. The remaining side elevation faces the rear of Roefield Leisure sports hall.

Scale

- 6.4 The detached dwelling has a roughly square footprint. The dwelling is two storeys high with a ridge height of 8.147 which is very similar in height to the annex building Thistle Manor the ridge height there being 8.3m. The eaves height is 4.625m. The eaves height of the adjacent sports hall is much higher than the eaves of the annex at Thistle Manor. See photographs

Landscaping

- 6.5 As many trees as possible will be retained on the site in order to screen the surrounding buildings from the site. The tree report submitted with the application indicates which trees are to be removed and replacement planting.

Appearance

- 6.6 There is a mixture of materials used in the construction of the surrounding properties. The rear of the bungalow is constructed in brown brick with a grey tiled roof. The annex at Thistle Manor is constructed in cream render with a slate roof. The main element of the Pool building visible from within the site is white fascia to the undulating roof. The sports hall is grey coated profiled metal sheeting.
- 6.7 It is proposed to construct the house in buff brick, white render, stone heads and sills, grey roof tiles, timber doors and white upvc windows.

7. ACCESS

- 7.1 The application is in a sustainable location, within walking distance of nearby community facilities and a local shop. Edisford road carries a bus service.
- 7.2 The proposed access is through the grounds of Thistle Manor which currently provides access to Roefield Reach. The increase in the amount of traffic using the access as a result of the development will be insignificant in relation to the amount of traffic which currently visits the site.
- 7.3 The proposed driveway into the site passes to the side of a blank gable elevation in the bungalow. The tree report has suggested that special construction methods are used to protect the root system of the tree on the adjacent site. Parking for three cars has been provided within the cartilage of the new house and car parking for at least three vehicles remains at Roefield Reach.

Judith Douglas BSc (Hon) Dip TP, MRTPI

Janet Dixon Town Planners Ltd

10A Whalley Road, Clitheroe

BB7 1AW

Tel: 01200 425051

July 2012

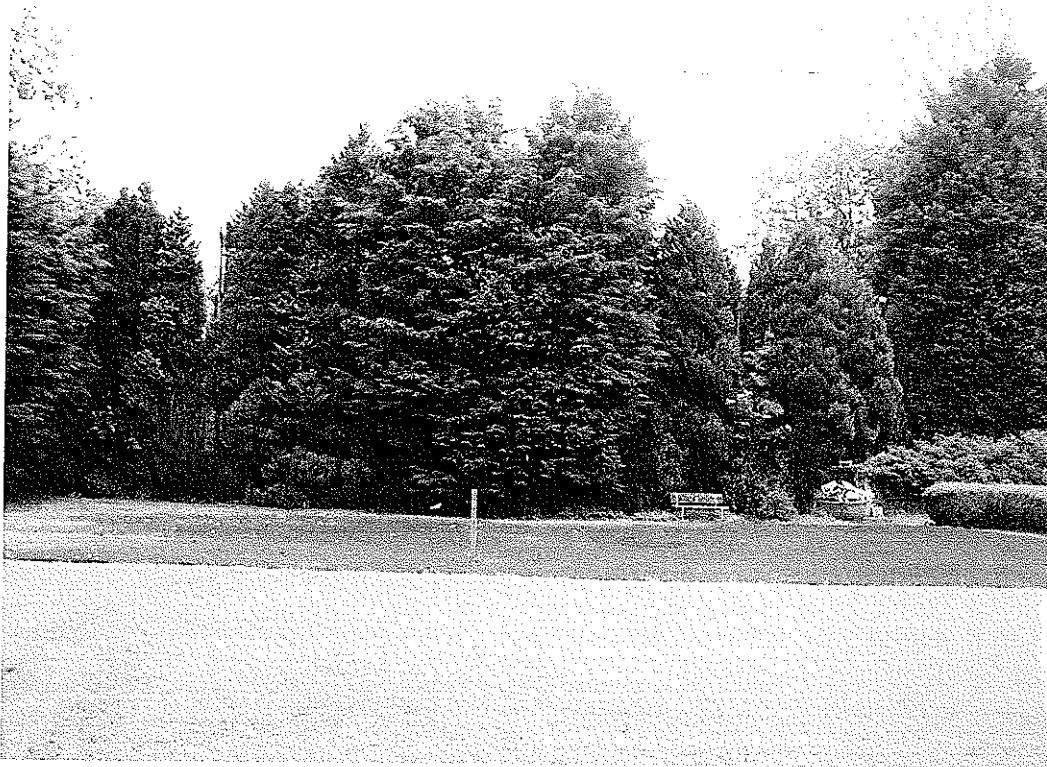
PHOTOGRAPHS



1. Front elevation of Roefield Reach



2. Front elevation of Roefield Reach

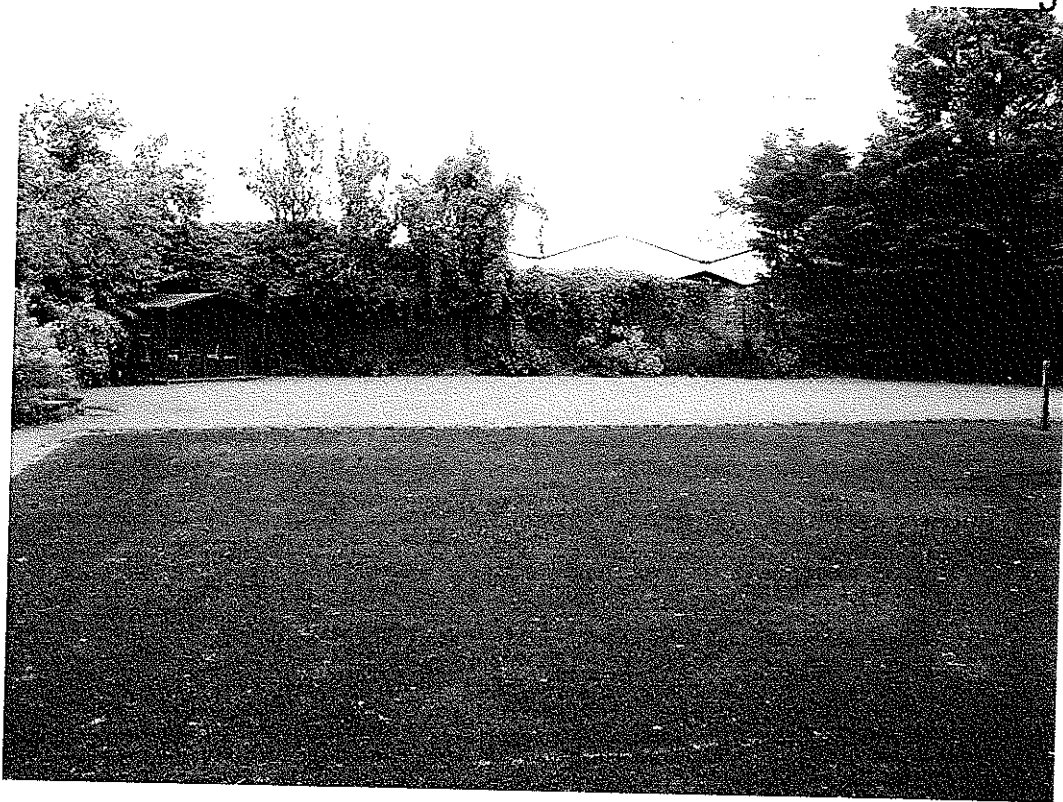


3. Towards north west boundary



4. North west boundary looking south. Thistle Manor annex on right hand side with the stone boundary wall next to it. The eaves line and rear wall of the sports hall at Roefield Leisure Centre is visible at the rear in the centre of the picture.

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5. North east boundary high boundary wall and trees with the roof of Ribblesdale Pool visible behind the wall.



6. View along the south west boundary looking east towards Ribblesdale Pool.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL

Site: Roefield Reach, Edisford Road, Clitheroe, Lancashire, BB7 3LA

Agent for Client: Janet Dixon Town Planning

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 6 June 2012

Job Reference: BTC341

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Sargent Cherry	5	1x170 1x120 2x110 (ms)	N 4 E 3 S 4.5 W 3.5	3-N 2	M	M	■ Crown showing signs of a moderate reduction in vitality ■ Stem divides into multiple primary branches at a height of approximately 1m.	■ Retain or remove in accordance with site proposal priorities ■ If retained ensure protection of Root Protection Area (RPA) during construction works.	10+	C1	31	3.12
T2	Crab Apple	8	1x210 1x200 (ts)	N 4 E 1 S 4 W 4.5	3-W 3	EM	M	■ Stem approximately 0.1m from stone boundary wall. ■ Stem bifurcates into primary branches at a height of approximately 1.2m. ■ Crown showing signs of a moderate reduction in vitality.	■ Retain or remove in accordance with site proposal priorities ■ If retained ensure protection of RPA during construction works.	10+	C1	38	3.48
T3	Sycamore	14.5	500	N 4 E 4 S 4 W 4	7-N 9	EM	G	■ Evidently located just on neighbouring land and under third-party ownership. ■ Not inspected in detail. ■ Bark and cambium has grown around barbed wire fence. ■ Location estimated as was not included on topographical survey.	■ Protect RPA with Construction Exclusion Zone (CEZ) during construction works as per Tree Protection Plan (TPP) ■ Verify site boundaries and tree ownership	40+	B1/2	113	6
T4	Leyland Cypress	14	1x430 1x400 (ts)	N 3 E 4.5 S 3 W 4.5	0.2-E 0	M	G	■ Stem bifurcates into co-dominant sub-stems at a height of approximately 0.7m with a very tight fork and an included bark union ■ Recently topped.	■ Remove in order to construct development as proposed. ■ Grub out stump	10+	C1	156	7.05
T5	Lilac	4	50	N 2.5 E 2.5 S 2.5 W 2.5	1.5-N 1	M	G	■ Multi-stemmed from ground level. ■ Dense ivy to stems	■ Retain or remove in accordance with site proposal priorities. ■ If retained ensure protection of RPA during construction works.	10+	C1	7	1.47
T6	Leyland Cypress	17.5	750#	N 3.5 E 3.5 S 3.5 W 3.5	1 0.5	M	G	■ Located on neighbouring land. ■ Not inspected in detail. ■ Stem divides into multiple primary branches at a height of approximately 2m with very tight forks.	■ Protect RPA using 'No-Dig' as per TPP – will require Method Statement to be conditioned to planning approval	10+	C1	254	9

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree (T), Group (G), Woodland (W) or Hedge (H) reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take 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
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m ² :	Root Protection Area in m ² - calculated area around the tree that must be appropriately protected throughout the development process in order 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
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL

Site: Roefield Reach, Edisford Road, Clitheroe, Lancashire, BB7 3LA

Agent for Client: Janet Dixon Town Planning

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 6 June 2012

Job Reference: BTC341

Page: 2 of 2

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observation and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G1	3no Apple, 2no Cherry	≤ 8	≤ 200	N ≤ 2 E ≤ 2.5 S ≤ 2 W ≤ 2.5	≥ 4-W 4.5	EM	P	- Loose group along boundary wall - Stems in contact with wall - Crowns showing signs of a substantial reduction in vitality - Short projected remaining safe life expectancies.	Retain or remove in accordance with site proposal priorities	<10	U	≤ 18	≤ 2.4
G2	Leyland Cypress	≤ 9	≤ 350	N ≤ 5.5 E ≤ 3 S ≤ 3 W ≤ 3	≥ 0.5-N 0	SM	G	Closely spaced linear group that was evidently planted as hedge but only recently reduced	- Remove in order to construct development as proposed. - Grub out stumps	10+	C1	≤ 55	≤ 4.2
G3	3no. Sycamore, 2no Ash	≤ 15.5	≤ 400	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	≥ 6-N 8	SM	G	- Linear group along site boundary. - Evidently located just on neighbouring land and under third-party ownership. - Not inspected in detail.	- Protect RPAs with CEZ during construction works as per TPP. - Verify site boundaries and tree ownership	40+	B1/2	≤ 72	≤ 4.8
G4	1no. Wych Elm, 1no Ash	≤ 14	≤ 350	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	≥ 6-N 3	SM	M-G	- Group along site boundary - Ownership unclear - Not inspected in detail - Both trees have stem leans and curvature. - Ash's crown showing signs of a reduction in vitality.	- Protect RPAs with CEZ during construction works as per TPP. - Verify site boundaries and tree ownership	10+	C1	≤ 55	≤ 4.2
G5	approx 10no. Cypress	≤ 10	≤ 250	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	≥ 0 0.3	SM	D-G	- Closely spaced linear group internal to site - Evidently planted as hedge but not reduced. - One of the trees is dead.	- Remove in order to construct development as proposed. - Grub out stumps	10+	C1	≤ 28	≤ 3
H1	Common Box	≤ 1	N/S	≤ 1 wide	N/A	SM	G	Short section of maintained hedge	Retain or remove in accordance with site proposal priorities.	10+	C1	N/A	≤ 0.5

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, 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 potentially unacceptable 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 must 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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KEY

T = Surveyed Individual Tree

G = Surveyed Group of Trees

H = Surveyed Hedge

Please refer to associated Tree Survey Schedule and Tree Protection Specification for specific details in respect of items detailed below.

Tree Categorisations:

Trees to be Considered for Retention:

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

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

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Trees Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Note 1: The stem locations of the trees in groups G3 and G4 were estimated as they were not included on the topographical plan and cannot therefore be considered to be exact. This should be taken into consideration when planning for tree protection within the proposal's context.

Note 2: Trees with crowns marked with dashed lines and grey lettering are recommended/proposed for removal.

RPAs & CEZs:

Root Protection Area (RPA)
Area that should be Protected Throughout Development Works with Protective Fencing to form a CEZ - see below

Construction Exclusion Zone (CEZ) - Ground Area to be Enclosed with Temporary Protective Fencing Throughout the Development Process

Note 3: See Temporary Protective Fencing Specification for more detail regarding CEZs

Special Considerations:

'No-Dig' Surface
Area within Tree RPAs where the use of a 'No-Dig' Cellular Confinement System will be necessary to construct a vehicular access

Note 4: Production of and adherence to an Arboricultural Method Statement is essential to the successful construction of the 'No-Dig' surface

New Tree Planting:

New Tree Planting
New tree of suitable species to be planted as preliminarily indicated

Project:
ROEFIELD REACH
EDISFORD ROAD
CLITHEROE
LANCASHIRE
BB7 3LA

Agent for Client:
JANET DIXON TOWN
PLANNING

Title:
TREE PROTECTION PLAN
In Relation to Proposed Residential Development of 1 Unit

Scale: 1:200@A3

Date: June 2012

Drawn by: PH

Bowland
Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk

t: 01200 441117

Ref: BTC341-TPP

Rev:

Roefield Reach

Proposed Driveway

Proposed Driveway

Proposed Property

G1

G2

G3

G5

G4

T6

H1

T5

T1

T2

T3

T4

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon.

- TEMPORARY PROTECTIVE FENCING SPECIFICATION -

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

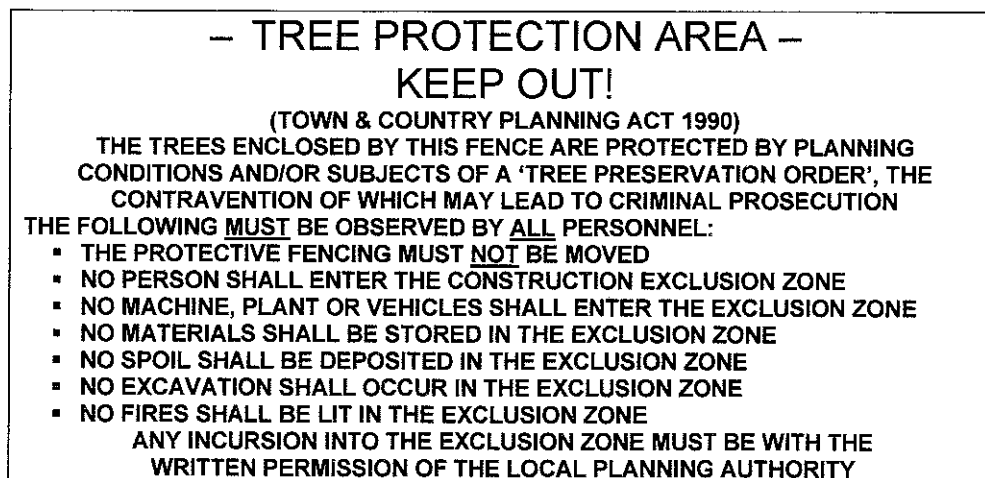
1. be retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area defined on the Tree Protection Plan (TPP);
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. 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
6. 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 2.0 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 Figure 1, below) 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.

Figure 1: CEZ Warning Sign



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Figure 2: BS5837:2012 Default specification for protective barrier

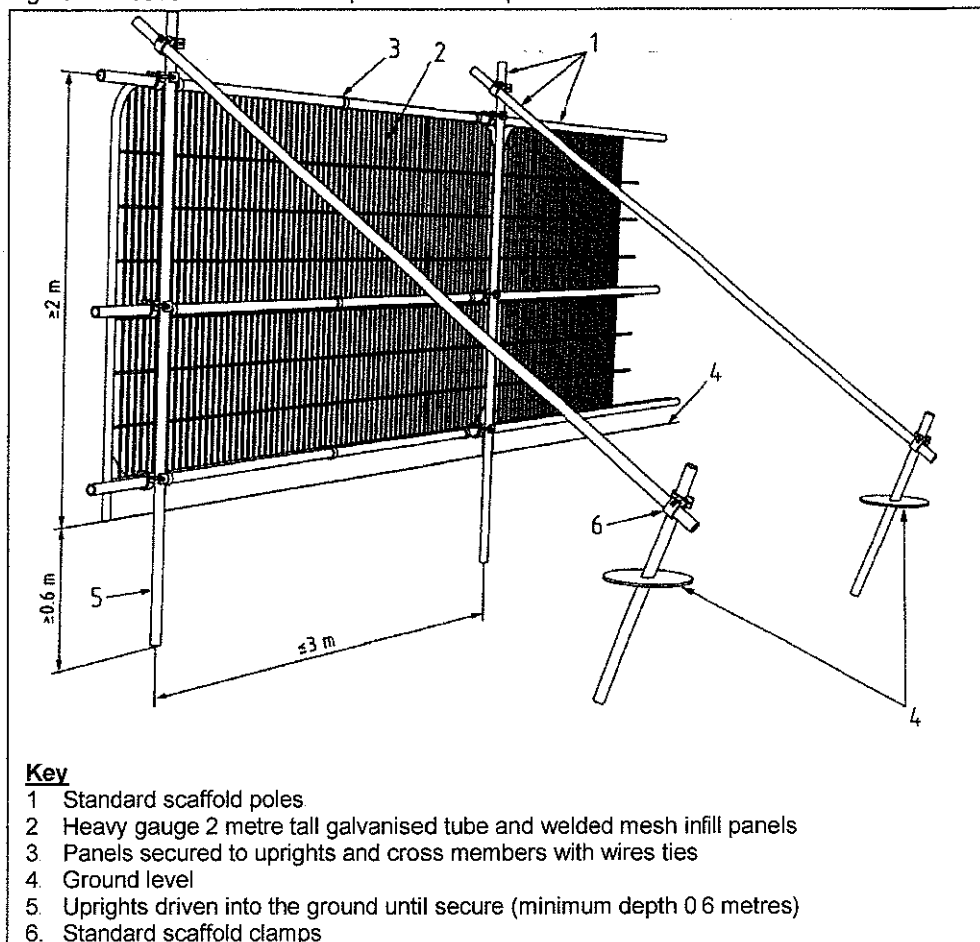
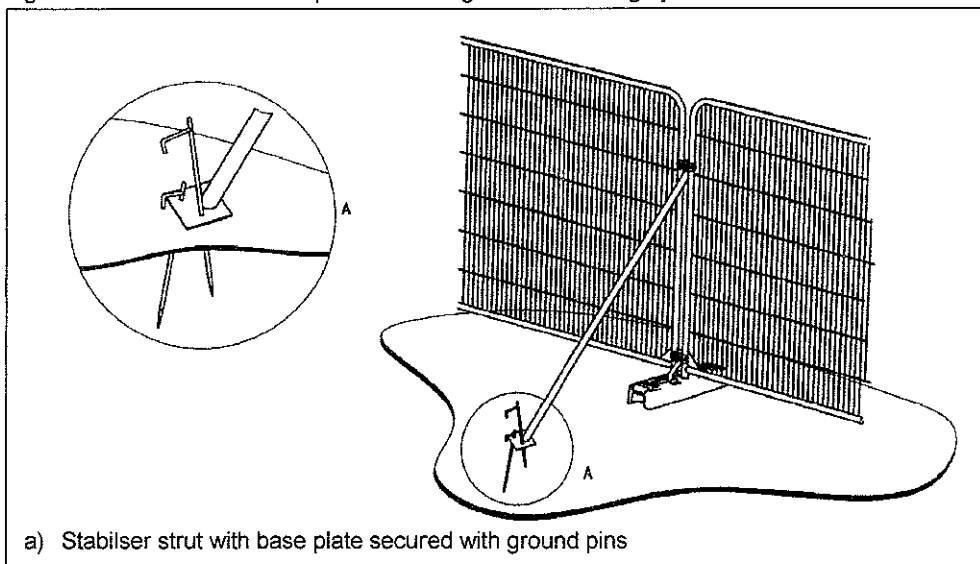
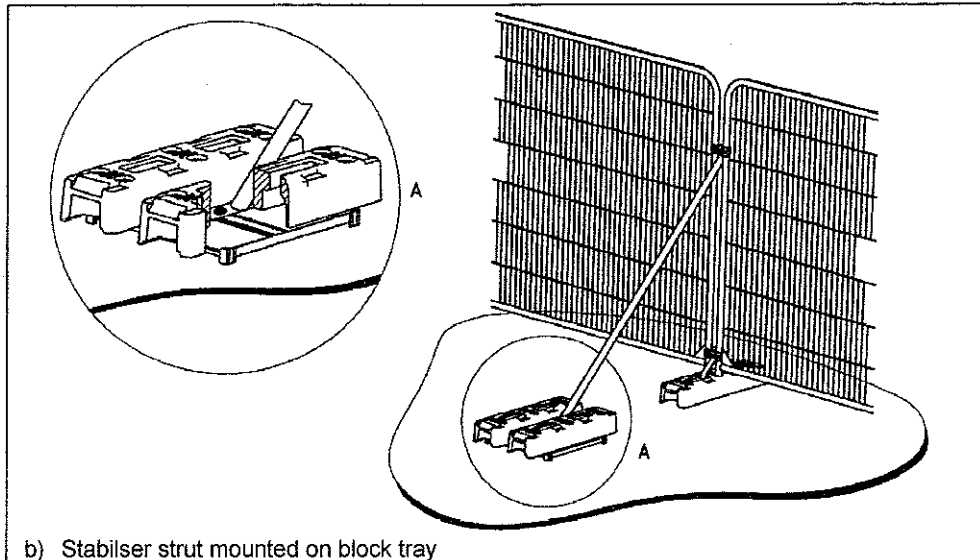


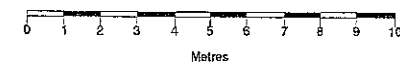
Figure 3: BS5837:2012 Examples of above-ground stabilising systems







Notes
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



ABBREVIATIONS

- CL Cover Level
- DK Drop Kerb
- EH Eaves Height
- GU Gully
- MH Man Hole
- RH Ridge/Roof Height
- SVP Soil Vent Pipe
- TF Top of Fence
- TL Threshold Level
- TW Top of Wall

NOTE
All new & existing buildings to be constructed in accordance with the Building Regulations 2010.
Levels are given in metres above sea level (AOD) unless otherwise stated.

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2 Berkshire Close | Wiltshire | Blackbum | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Land at Roefield Reach
Edisford Road
Clitheroe

Project Description
Proposed Dwellings

Drawing Title
Existing Site Layout

Scale 1:200@A3	Date 28/05/2012	Drawn By MW
Drawing Number TRI-0872-02		

Notes

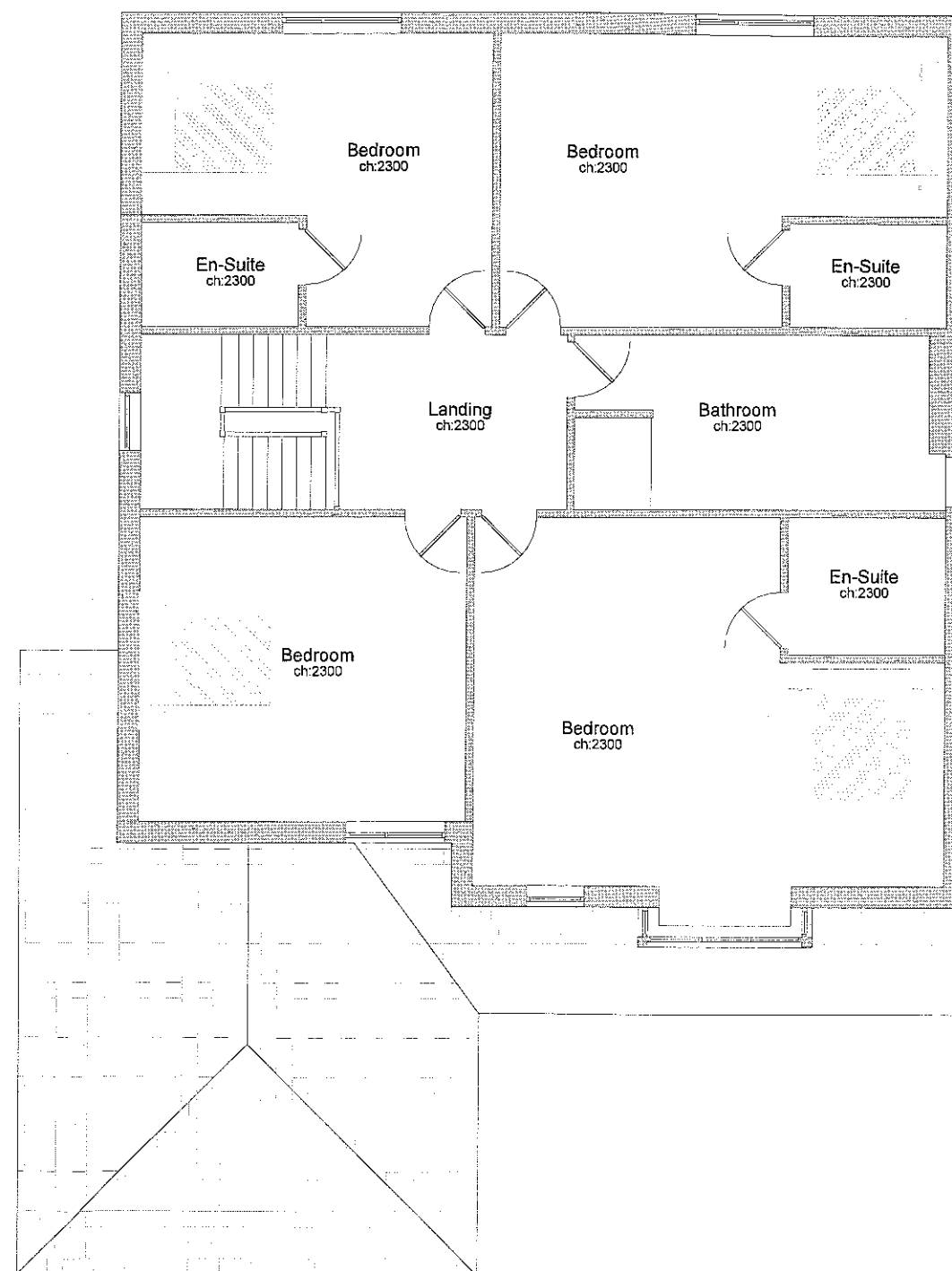
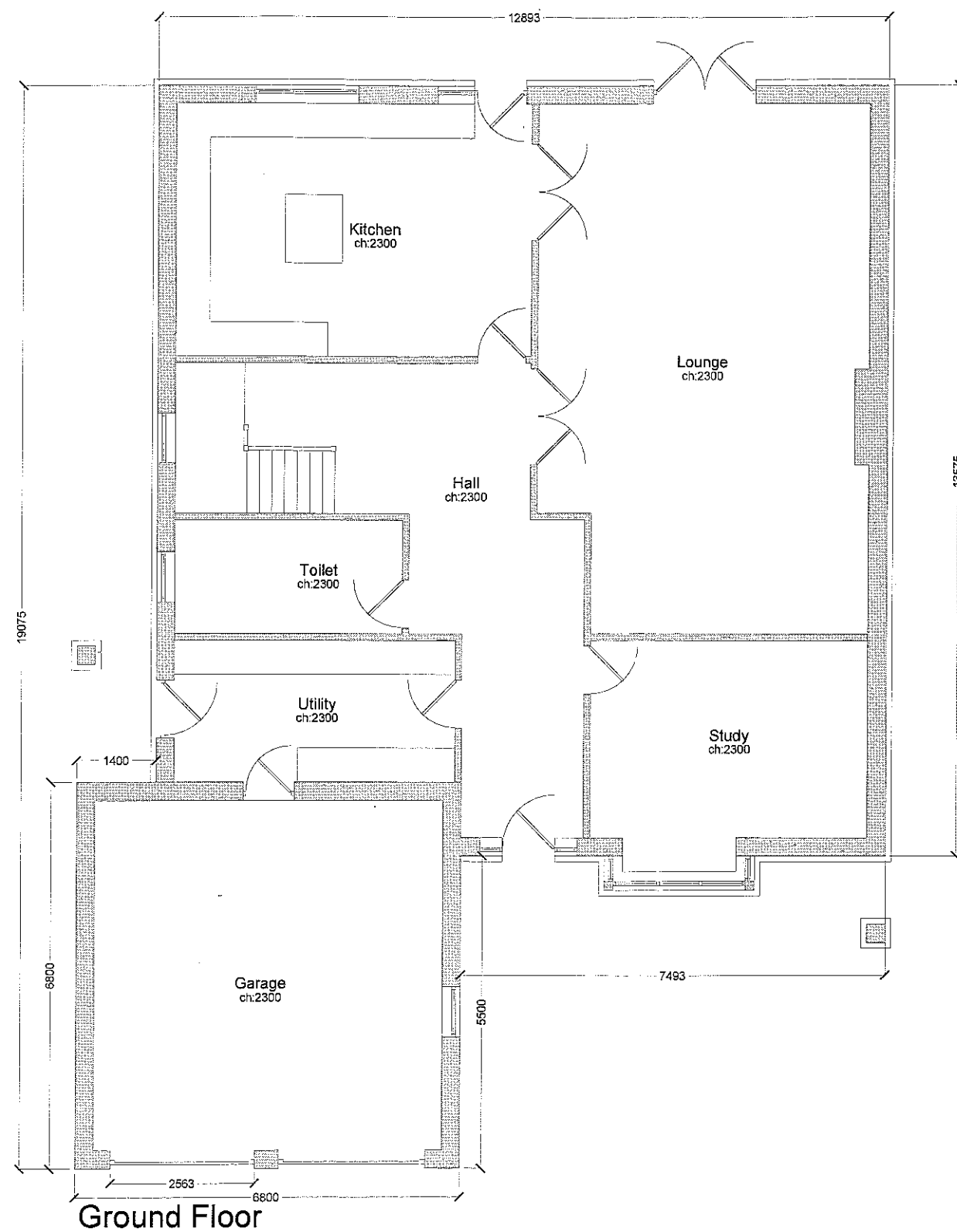
All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction, load bearing capacity & stability

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ABBREVIATIONS

ch Ceiling Height



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tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Land at Roefield Reach
Edisford Road
Clitheroe

Project Description

Proposed Dwellings

Drawing Title

Proposed Floor Plans

Scale Date Drawn By

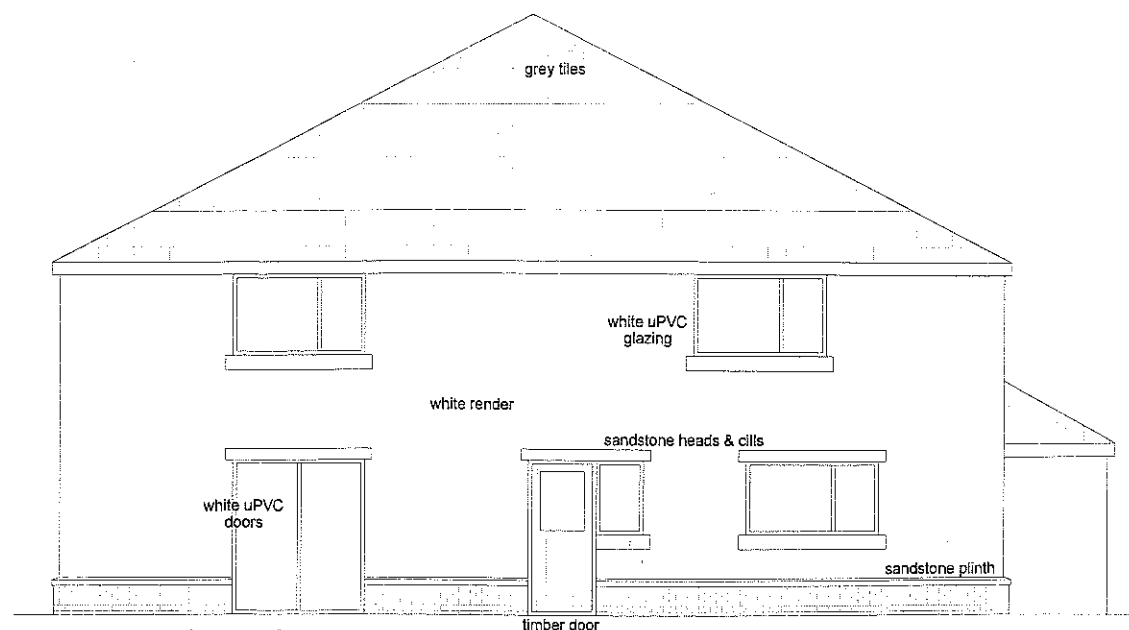
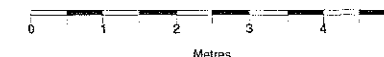
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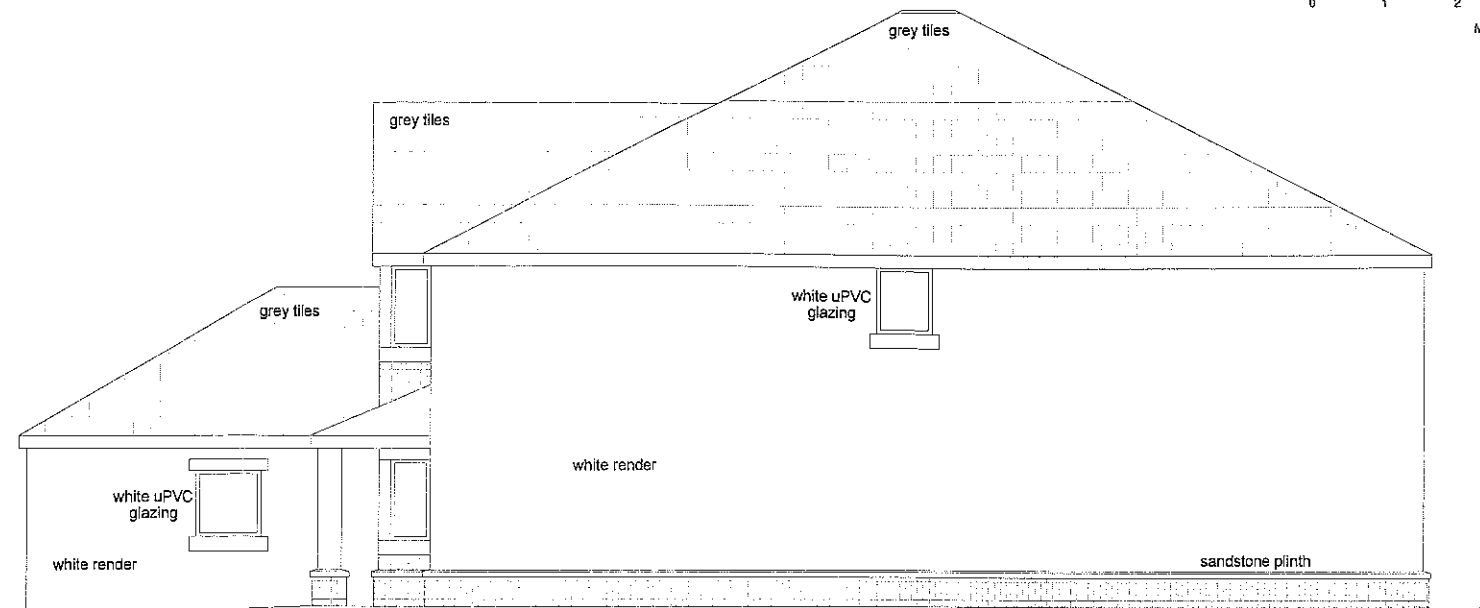
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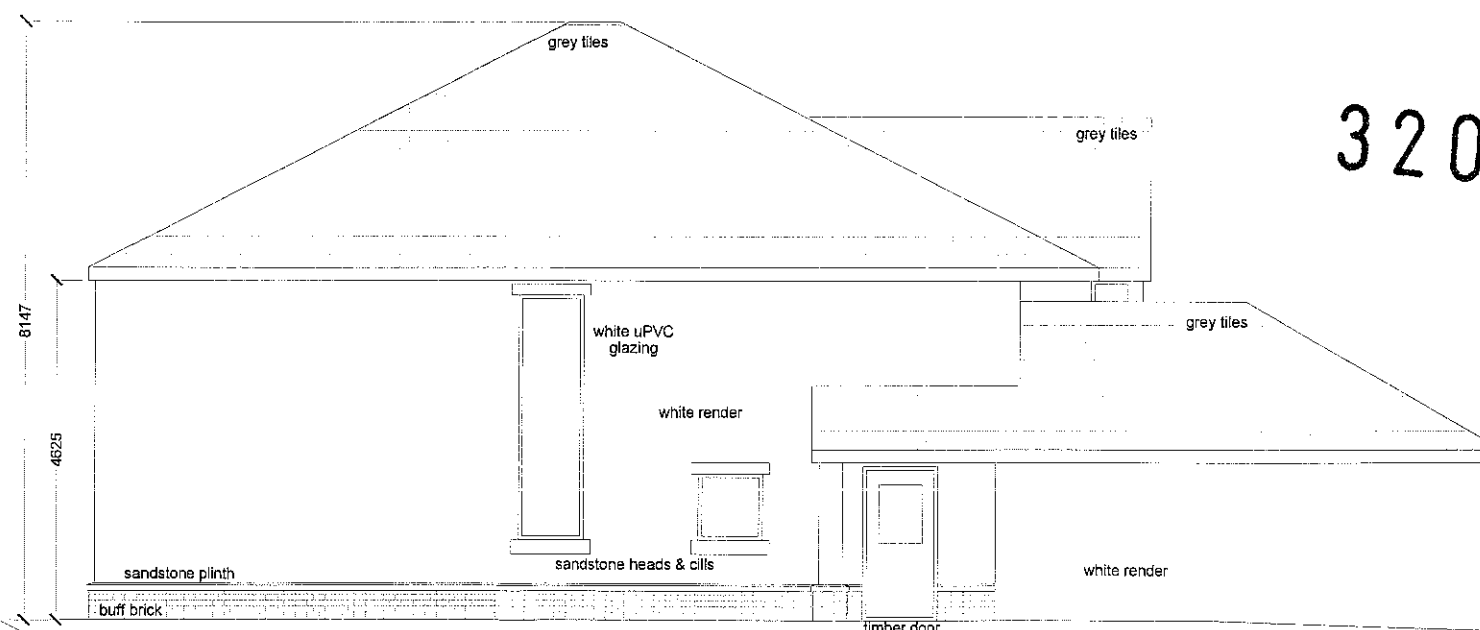
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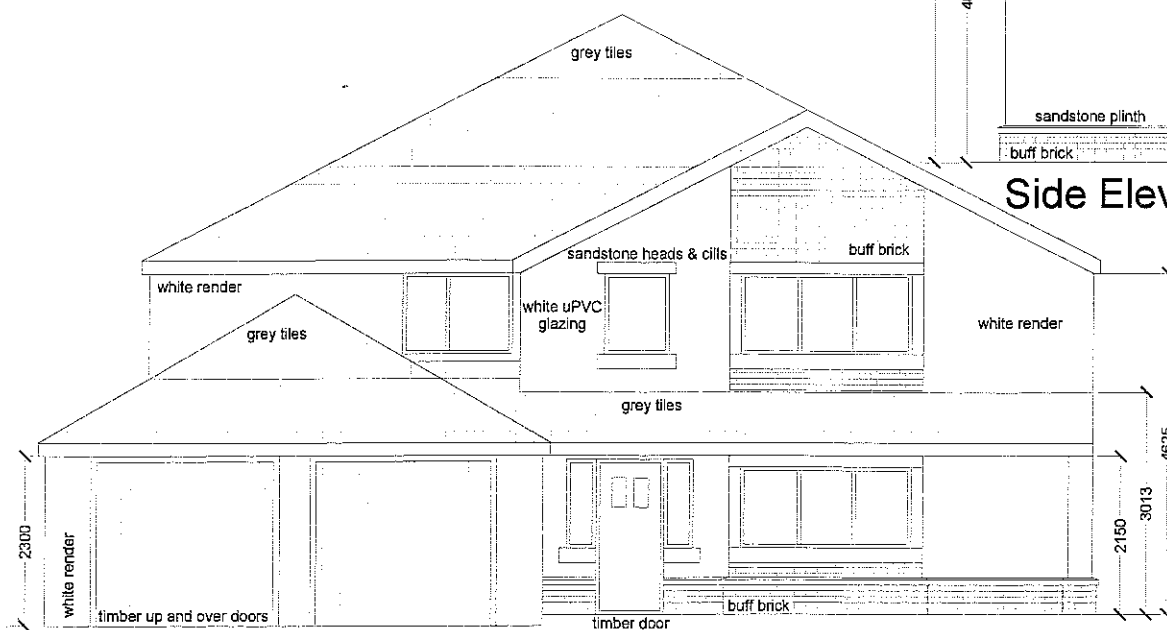
Rear Elevation



Side Elevation



Side Elevation



Front Elevation

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2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
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Site Address

Land at Roefield Reach
Edisford Road
Clitheroe

Project Description

Proposed Dwellings

Drawing Title

Proposed Elevations

Scale Date Drawn By

1:100@A3 04/07/2012 MD

Drawing Number

TRI-0872-05