



# **Arboricultural Impact Assessment**

in Relation to Proposal to Construct  
Lambing Shed & Associated Vehicular Access at



**Hollins Farm, Stopper Lane,  
Rimington, Lancashire, BB7 4EJ**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

June 2016

# ARBORICULTURAL IMPACT ASSESSMENT HOLLINS FARM, RIMINGTON

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ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW	
<b>Site:</b>	Hollins Farm, Stopper Lane, Rimington, Lancashire, BB7 4EJ
<b>Proposal:</b>	Construction of lambing shed with associated vehicular access
<b>Survey Date:</b>	8 February 2016
<b>Report Date:</b>	29 June 2016
<b>Prepared By:</b>	Phill Harris – Chartered Arboriculturist
<b>Report Ref:</b>	BTC1050
<b>Agent for Client:</b>	Judith Douglas Town Planning Ltd

**Introduction and Rationale.** Bowland Tree Consultancy Ltd was instructed to carry out an appraisal of the potential for the above development to impact upon trees and, in turn, to advise on appropriate protective measures for retained trees 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 8 February 2016 and carried out a survey of trees in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, and our disclaimer at page 5.

In this respect I set out a brief overview of my observations, findings and recommendations below, along with comments on any issues raised. I also enclose a Tree Survey Schedule (TSS) detailing specific tree related information, and a Tree Impact Plan (TIP) showing the site under consideration with pertinent tree constraints detailed, and an overlay of the proposed development and the associated tree impacts.

The plan was produced on the topographical based site proposal plan, which was provided by the project agents, Sunderland Peacock Associates Ltd, and, for the purpose of this report, I presume the details of the plan supplied to be accurate.

**The Site and the Proposal.** The site under consideration is located in a rural area to the south-east of the village of Rimington, Lancashire, within the administrative boundaries of Ribble Valley Borough Council. It currently consists of two fields just to the north of Hollins Farm, and is bordered to the north, east and west by fields, to the south-east by a detached residential property, and to the south by farm buildings.

There is an existing unmade vehicular access track running along the eastern edge of the eastern field, which it accesses in the south-eastern corner. Site topography is variable, rising from south to north by approximately 1 metre.

I am informed, by Sunderland Peacock Associates Ltd, that the proposal is to construct a lambing shed in the western field, with a vehicular access road to follow the existing unmade vehicular access track where it access the eastern field, then turning west to access the south-eastern corner of the western field, as detailed on the appended TIP.

**The Trees.** Four individual trees (prefixed 'T') and seven groups (prefixed 'G') were surveyed in respect of the proposals and their associated potential to impact upon said vegetation, and the respective constraints of these items are plotted on the appended TIP. According to the Ribble Valley Borough Council planning department's website, the site does not stand within the perimeters of a Conservation Area (CA). With regard to Tree Preservation Orders (TPOs), we would note that the Council's website lists the presence of TPO reference 37 of 1976 for the postcode under consideration, but does not provide a plan of the TPO or a schedule of protected trees. As such, it is essential to contact Ribble Valley Borough Council to check for the presence of any such statutory tree protection prior to scheduling or carrying out any trees works that are not directly related to the implementation of a detailed planning permission.

The surveyed trees, which are predominantly Ash and Hawthorn, are in the young to post-mature age range, stand at heights of up to approximately 17.5 metres, have maximum diametrical crown spreads of up to approximately 17 metres, and stem diameters of up to approximately 850 millimetres. Tree dimensions and other pertinent information such as structural defects and physiological deficiencies, along with recommendations for remedial management works, are included in the TSS attached.

It is evident that the Hawthorns, which stand as small groups along field boundaries, are remnants of

hedgerows. In turn, the majority of the Hawthorns are in poor structural and/or are expressing poor physiological condition.

The trees were appraised in accordance with BS5837:2012 Table 1 (appended) and, as detailed in Table A, below, one tree was allocated a moderate retention value of 'B', and three trees and four groups were allocated a low retention value of 'C'. In addition, three groups were classified as unsuitable for retention. With regard to Table A 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.

**Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation**

	Ret. Cats.	Tree/Group Numbers	Totals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	T3	1 Tree
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	T1, T2, T4 G3, G4, G5, G7	3 Trees 4 Groups
Those considered unsuitable for retention	'U'	G1, G2, G6	3 Groups
			<b>= 4 Trees and 7 Groups in Total</b>

**The Proposal's Projected Impacts on Trees.** As detailed in Table B, below, construction of the development, as proposed, can be achieved whilst retaining all the moderate and low quality trees at the site, but that the removal one small 'U' category group of three Hawthorns will be necessary.

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

	Ret. Cats.	Removals necessary to implement development	Removals suggested for non-development related reasons	Total no. of tree removals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	-	-	-
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	-	-	-
Those that should be removed for sound management reasons regardless of site plans	'U'	*G1	*G1, G2, G6	3 Groups
<b>Totals</b>		<b>*1 Group</b>	<b>*3 Groups</b>	<b>= 3 Groups in Total</b>

\*Group G1 would normally be recommended for removal regardless of the development proposals

**Mitigation for Projected Tree Losses.** In consideration of the rural nature of the site and the surrounding landscape it is my professional opinion that it would be appropriate to reinstate the native Hawthorn hedges along boundary between the east and west field, and to plant an individual native Oak tree in a suitable location within said hedge.

As such, it is anticipated that the site can accommodate a new native Oak tree, along with new hedge planting, as detailed on the TIP. In turn, provision of the new trees and the new hedge are projected to sufficiently mitigate for the necessary low value tree losses.

**Tree Retention Recommendations.** Adequate protection of retained trees' 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 BS5837:2012, are ground areas around trees that are to be kept free from major disturbance throughout development, usually through the installation of temporary protective fencing to form a Construction Exclusion Zone (CEZ).

The TSS lists the RPAs of the individually surveyed trees as areas in square metres and as radial distances in metres from stem centres, whilst the RPAs are indicated in magenta on the TIP. Trees with RPAs requiring protection during the development works are indicated in the TSS.

In this respect please note that a Temporary Protective Fencing Specification is appended, which give details of the purpose and the type and construction of the default temporary protective fencing that should normally be used.

In addition, I would also emphasise the importance of ensuring that all relevant recommendations included under the General Recommendations section at page 4 be followed accordingly.

**Summary and Conclusions.** The construction of a lambing shed with associated vehicular access is proposed at the site under consideration.

As such, four individual trees and seven groups were surveyed in respect of the proposals and their associated potential to impact upon said vegetation.

One tree has a moderate retention value, three trees and four groups have low retention values, and three groups were classified as unsuitable for retention.

From the information provided to date, my appraisal determined that construction of the development as proposed will require the removal of one group of three trees that are considered unsuitable for retention regardless of the proposals.

However, it is anticipated that the proposed development can accommodate a new native Oak and native hedge and planting, which is projected to sufficiently mitigate for the necessary development related tree losses and, in turn, offer a more sustainable long-term visual amenity value in the local landscape.

In addition to the above I also conclude that the existing trees that are to be retained can be adequately protected throughout the development, in accordance with BS5837:2012, provided that the recommendations made herein are followed.

**Phill Harris** MSc BSc(Hons) HND MArborA CEnv MICFor  
Arboricultural Consultant

## **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.

**Protected Species.** Hedges, climbing plants, shrubs and trees should be inspected for birds' nests prior to any clipping, pruning or removal works, and any work likely to destroy or disturb active nests should be avoided until the young have fledged. All personnel carrying out tree works should also be vigilant of the possibility that roosting bats may be present in trees and, if any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigate prior to works continuing.

**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 BS 8545:2014 Trees: from Nursery to Independence in the Landscape – Recommendations, 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 located in areas of restrictive ground vegetation, cannot therefore be expected. 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 regard to 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 and other measurements 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 inform the relevant Council of the matter. 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 by the arboriculturist 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.

This document is intended as a guide to identify key tree related constraints to site development only, and the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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**TREE SURVEY SCHEDULE & BS5837:2012 'TABLE 1'**



<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL</b>	
<b>Site:</b>	Hollins Farm, Stopper Lane, Rimington, Lancashire, BB7 4EJ
<b>Agent for Client:</b>	Judith Douglas Town Planning Ltd

<b>Surveyor:</b>	Phill Harris – Chartered Arboriculturist
<b>Survey Date:</b>	8 February 2016
<b>Job Ref:</b>	BTC1050

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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 <sup>2</sup> )	RPA Radius (m)
T1	Ash	17.5	700	N 8.5 E 8.5 S 7 W 8.5	2.5 1.5	M	M/P	▪ Crown showing signs of a significant reduction in vitality.	▪ Retain in context of proposed development. ▪ Protect RPA throughout construction works with Temporary Protective fencing (see appended Specification & Tree Impact Plan).	10+	C1	222	8.4
T2	Ash	15	580	N 4 E 6 S 6 W 6.5	3.5 4	EM	M	▪ Severely swollen stem base with small 70mm diameter cavity, all of which are symptomatic of presence of internal stem decay. ▪ Crown showing signs of a substantial reduction in vitality.	▪ Retain in context of proposed development. ▪ Protect RPA throughout construction works with Temporary Protective fencing.	10+	C1	152	6.96
T3	Ash	15.5	650	N 7 E 7 S 7 W 5	4 4	EM	G	▪ Has sustained 200mm diameter secondary branch failure in west side of crown.	▪ Retain in context of proposed development. ▪ Protect RPA throughout construction works with Temporary Protective fencing.	20+	B1	191	7.8
T4	Ash	15.5	780	N 4 E 9.5 S 9.5 W 4.5	4.5 1	M	M	▪ Moderate stem lean and highly biased crown to south-east. ▪ Has sustained several secondary branch failures up to approximately 350mm diameter.	▪ Retain in context of proposed development. ▪ Protect RPA throughout construction works with Temporary Protective fencing.	10+	C1	275	9.36
G1	3no. Hawthorn	≤ 7	≤ 3x190 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 1	PM	P	▪ Moderately spaced group formed from length of outgrown hedgerow. ▪ All are multi-stemmed. ▪ All crowns showing signs of a significant reduction in vitality.	▪ Remove in order to construct access point as proposed.	<10	U	≤ 51	≤ 4.01
G2	4no. Hawthorn	≤ 7	≤ 5x150 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0.5	PM	P	▪ Moderately to closely spaced group formed from length of outgrown hedgerow. ▪ All are multi-stemmed. ▪ All crowns showing signs of a significant reduction in vitality. ▪ One has sustained a sub-stem failure.	▪ Cut to low stumps to allow new hedge planting.	<10	U	≤ 51	≤ 4.02

**Headings and Abbreviations:**

<b>No.</b>	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
<b>Species:</b>	Common name
<b>Height:</b>	In metres, to nearest half 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
<b>Stem Diam.:</b>	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
<b>Branch Spread:</b>	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
<b>Branch &amp; Canopy Clearances:</b>	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.
<b>Life Stage:</b>	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
<b>PC:</b>	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
<b>General Observations and Comments:</b>	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.
<b>Management Recommendations:</b>	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
<b>ERC:</b>	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
<b>Cat. Grade:</b>	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
<b>RPA m<sup>2</sup>:</b>	Root Protection Area in m <sup>2</sup> - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
<b>RPA Radius (m):</b>	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
<b># (Estimated Dimensions):</b>	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

<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL</b>	
<b>Site:</b>	Hollins Farm, Stopper Lane, Rimington, Lancashire, BB7 4EJ
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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 <sup>2</sup> )	RPA Radius (m)
G3	3no. Hawthorn	≤ 6	≤ 4x80 (ms)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	N/A ≥ 0.5	EM	G	▪ Short length of outgrown hedgerow.	▪ Retain as existing.	20+	C1	≤ 12	≤ 1.92
G4	2no. Hawthorn	≤ 5	≤ 3x100 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 1	PM	M	▪ Closely spaced group formed from length of outgrown hedgerow. ▪ Both are multi-stemmed. ▪ Both crowns showing signs of a reduction in vitality.	▪ Cut to low stumps to allow new hedge planting.	10+	C1	≤ 14	≤ 2.08
G5	3no. Hawthorn	≤ 8.5	≤ 1x320 1x190 2x110 (ms)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 1	PM	M	▪ Moderately to closely spaced group formed from length of outgrown hedgerow. ▪ All are multi-stemmed. ▪ All crowns showing signs of a substantial reduction in vitality. ▪ Tree to east has sustained failure of several sub-stems.	▪ Retain in context of proposed development. ▪ Protect RPAs throughout construction works with Temporary Protective fencing.	10+	C1	≤ 74	≤ 4.84
G6	3no. Hawthorn	≤ 5	≤ 1x200 1x150 (ts)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 3	N/A ≥ 1	PM	MD	▪ Loose group formed from length of outgrown hedgerow. ▪ All are multi-stemmed. ▪ All crowns showing signs of a significant reduction in vitality.	▪ Retain in context of proposed development. ▪ Protect RPAs throughout construction works with Temporary Protective fencing.	<10	U	≤ 28	≤ 3
G7	1no. Variegated Holly, 1no. Cherry Laurel	≤ 4	≤ 3x90 (ms)	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	N/A ≥ 0.5	Y-SM	G	▪ Closely spaced group located within front garden of neighbouring property.	▪ Retain in context of proposed development. ▪ Protect RPAs throughout construction works with Temporary Protective fencing.	20+	C1	≤ 11	≤ 1.87

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

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (see Note)				
<p><b>Category U</b></p> <p>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</p>	<ul style="list-style-type: none"> <li>▪ 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)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ 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</li> </ul> <p><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></p>			Red
<b>1. Mainly arboricultural qualities</b>		<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	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
<p><b>Category B</b></p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	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	Blue
<p><b>Category C</b></p> <p>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</p>	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
	<p>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</p>			

## - 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

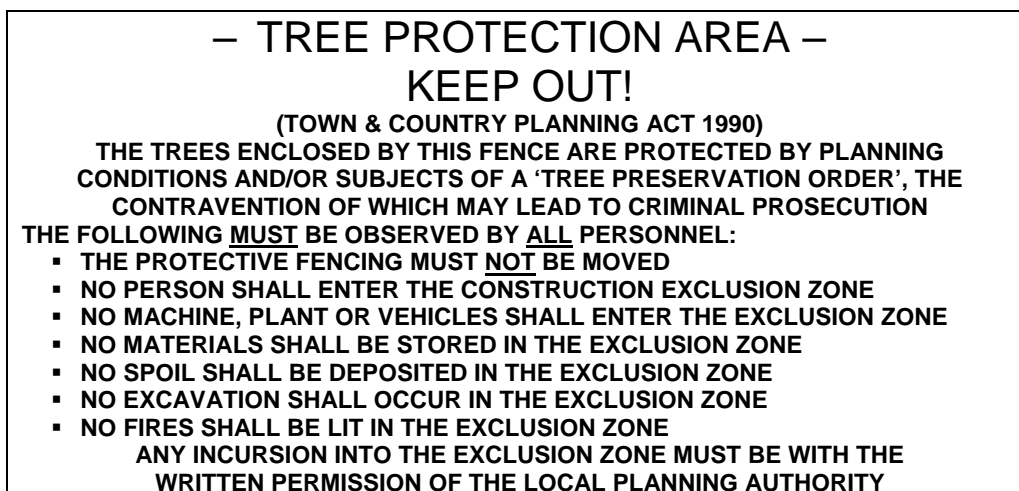


Figure 2: BS5837:2012 Default specification for protective barrier

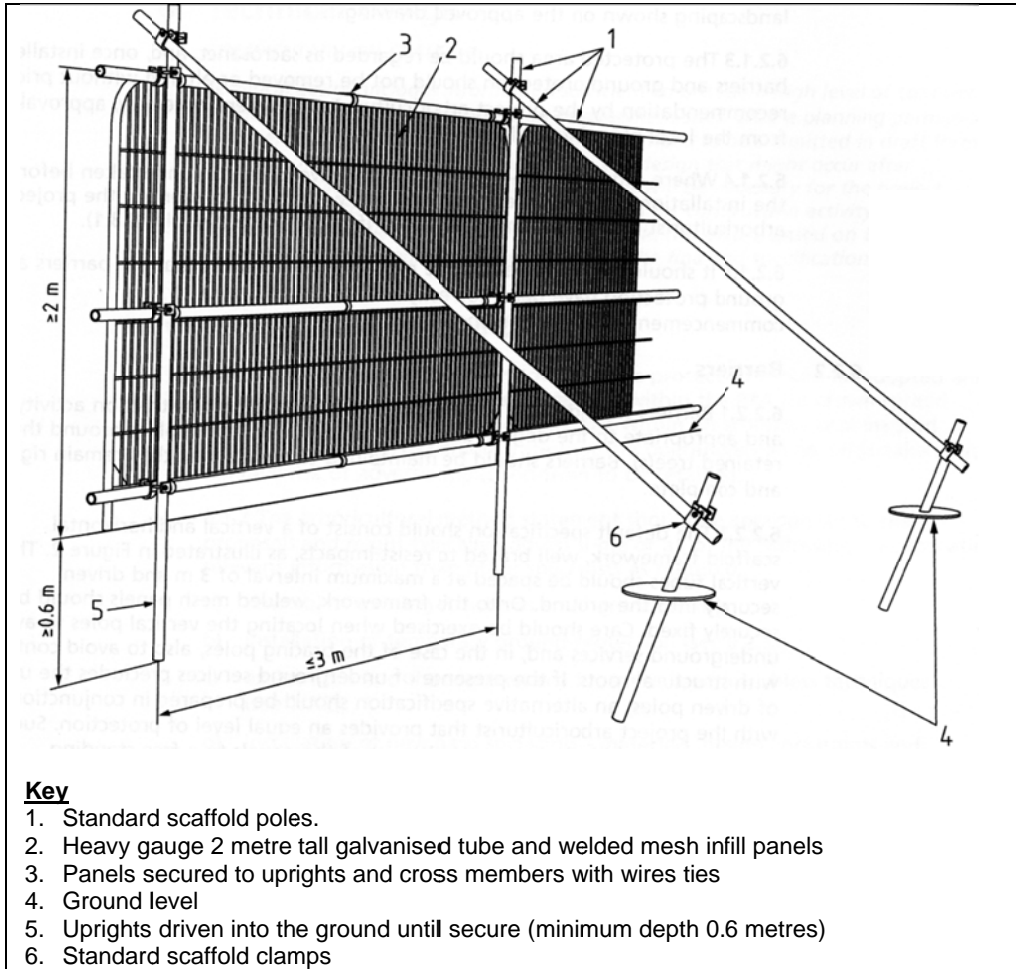
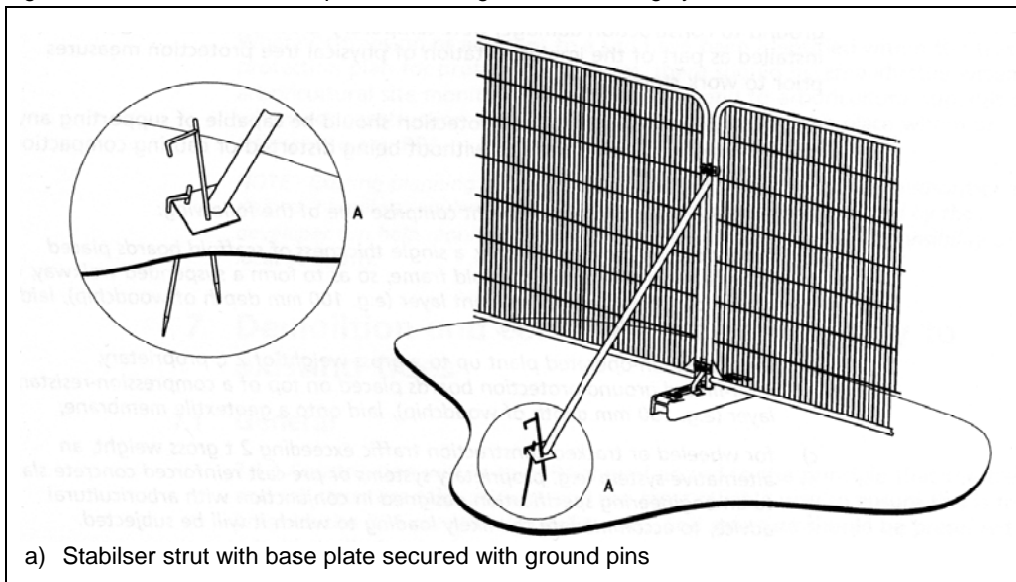
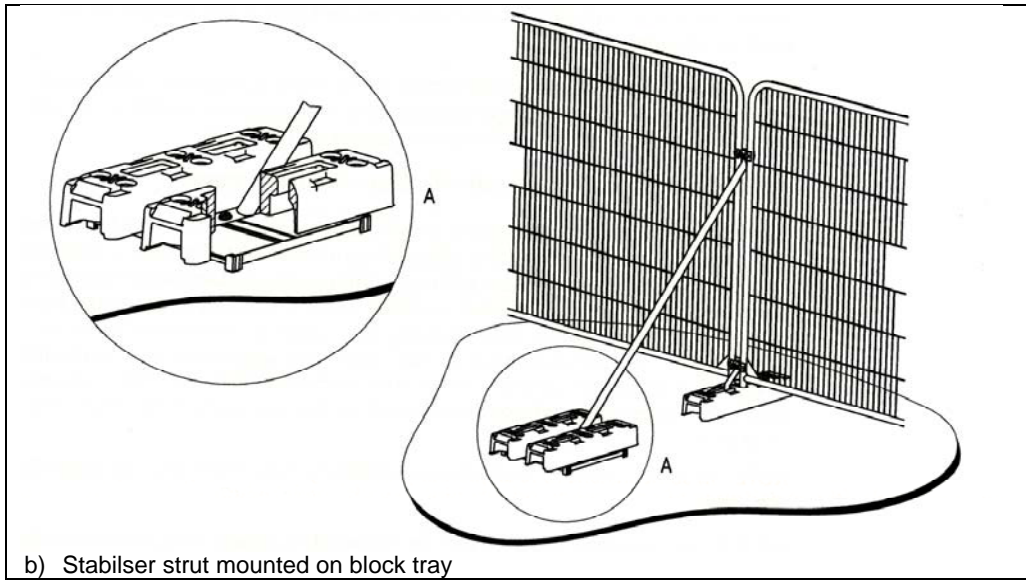
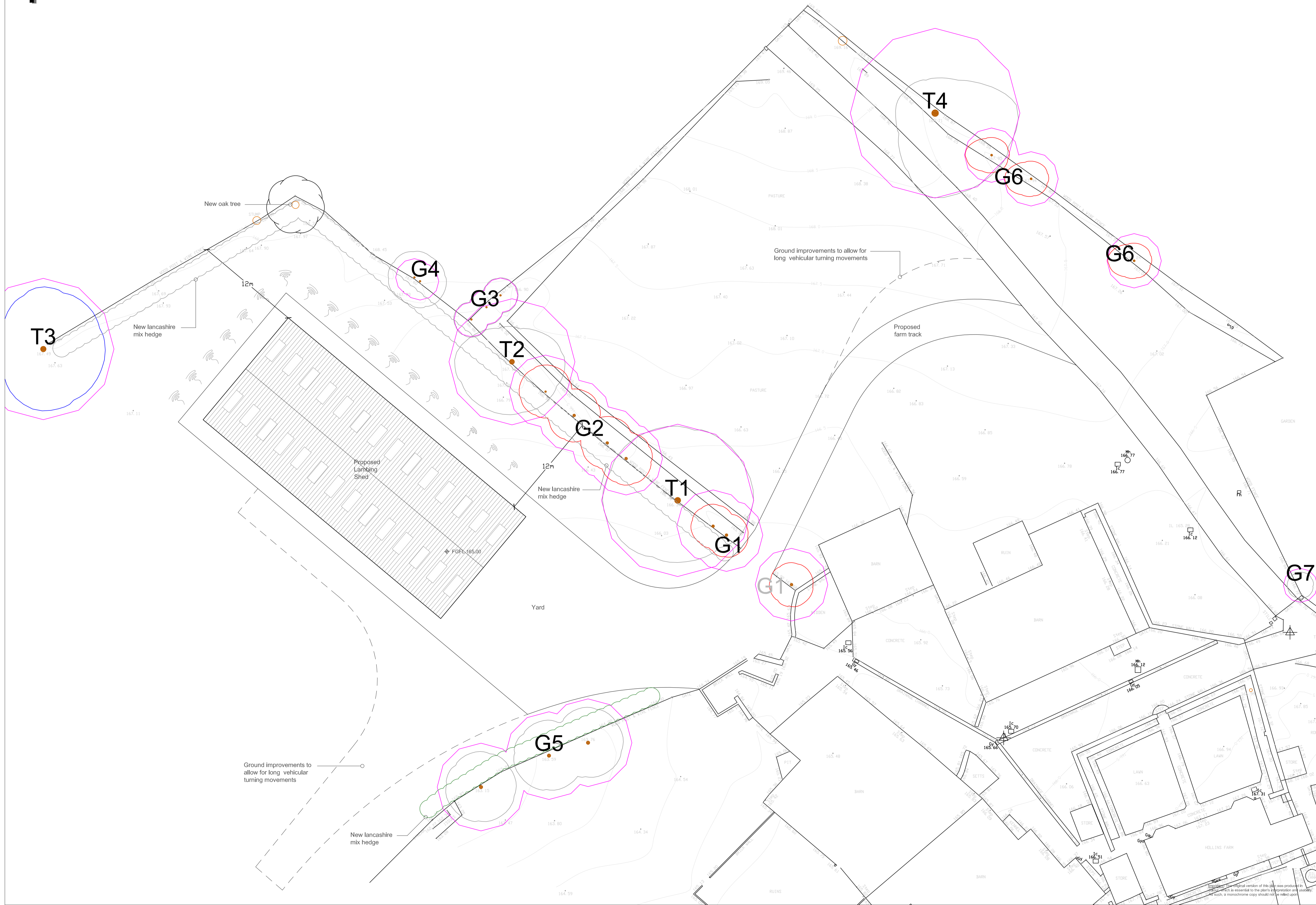
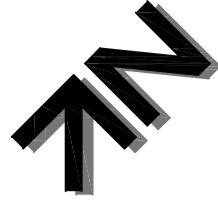


Figure 3: BS5837:2012 Examples of above-ground stabilising systems







**KEY**

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

Please refer to associated Arboricultural Impact Assessment Report for specific details in respect of items below:

**Tree Categories:**

Those 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 a 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

Those Considered Unsuitable for Retention:

- Category 'D' Tree/Group/Hedge: Those of Poor Quality or Condition that they Cannot be Retained in the Current Location for Longer Than 10 Years

Note: The locations of groups G1 to G4 and G7 were not included on the topographical survey plan provided, and were subsequently defined by the arboricultural survey of the site and the survey using GPS. All tree estimates are made on the basis of the trees in these groups cannot therefore be considered to be fully accurate. It is recommended that a site visit with the trees to be retained is undertaken prior to any proposed work to ensure that the trees are suitable for retention in the context of the proposed development.

**Spot Protection Areas (SPAs):**

- SPAs: Areas of Ground around Trees that should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone and Temporary Protected Fencing Surround.

**Project:**  
 HOLLINS FARM  
 STOPPER LANE  
 RIMINGTON  
 LANCASHIRE  
 BB7 4EJ

**Agent for Client:**  
 JUDITH DOUGLAS TOWN  
 PLANNING LTD

**Title:**  
 TREE IMPACT PLAN  
 in relation to proposed Construction of Lambing Shed with Associated Vehicular Access

**Scale:** 1:200@A1  
**Date:** June 2016  
**Drawn by:** PH  
**Checked by:** JK

**Bowland tree consultancy Ltd**

Ref: BTC1050-TCP Rev: