Arboricultural Impact Assessment

in Relation to Proposed Three Unit Holiday Cottage Development at

Land Adjacent to Beech House, Alston Lane, Alston, Lancashire, PR3 3BN

Prepared by:

Bowland Tree Consultancy Ltd

June 2020

Control sheet

Project No.:	BTC1975
Site:	Land Adjacent to Beech House, Alston Lane, Alston, PR3 3BN
Agent for Client:	Judith Douglas Town Planning
Council:	Ribble Valley Borough Council
Survey Date:	7 May 2020
Surveyor:	Martin Dilworth FdSc MArborA
Report Prepared by:	Martin Dilworth FdSc MArborA
Checked by:	Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor
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Contact Details

Bowland Tree Consultancy Ltd
Unit Two
First Floor
11 Cannon Street
Preston
Lancashire
PR1 3NR

T: 01772 437150
E: info@bowlandtreeconsultancy.co.uk

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.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

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APPENDICES

PLANS

1.0 INTRODUCTION

Terms of Reference

1.1 Bowland Tree Consultancy Ltd were instructed to:

a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan, identifying tree retention categories, crown spreads, Root Protection Areas, trees to be removed, and trees to be retained, etc.;
c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan;
e) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
f) Advise on suitable tree protection measures required during development; and
g) Produce an Arboricultural Impact Assessment report outlining the main tree related issues and reasonably foreseeable tree impacts in relation to the proposals and indicating suitable mitigation provisions and retained tree protection measures.

Scope and Purpose of Report

1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Ribble Valley Borough Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains. Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

1.3 Further to the instruction it is confirmed that a tree survey was carried out on 7 May 2020, in accordance with the preceding disclaimer. Tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.

1.4 The survey identified 17 individual trees (prefixed ‘T’), two groups of trees (prefixed ‘G’) and three hedges (prefixed ‘H’), which have been numbered accordingly on the appended Tree Constraints Plan (TCP) and Tree Impact Plan (TIP). The plans, which detail the existing site and the proposed development, along with the readily definable tree constraints and projected impacts, are based on topographical survey based existing and proposed plans which were provided in electronic format by the project architects, Sunderland Peacock & Associates Ltd. In turn, for the purpose of this report, it is presumed that the provided plans’ details are accurate.

1.5 The purpose of the TIP is to give an initial indication of the impacts that the proposed development is projected to have on trees, as well as to highlight areas where special construction and/or protection considerations may be necessary. It should subsequently be used by the LPA’s tree specialist to preliminarily assess if the proposed development can potentially be constructed in accordance with BS5837:2012 and, in turn, as a basis for the LPA to request further details regarding specific matters relating to trees at suitable stages in the planning process.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75 mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

2.2 According to Ribble Valley Borough Council's website, the site does not stand within a CA. However, the council's website does not include details of their TPOs, and it is therefore essential that the presence of any such statutory TPO protection at the site be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to, and subsequently authorised in accordance with, the implementation of a detailed (i.e. full) planning permission.

Protected Species

2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). It should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.

Felling Licences

2.5 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.

2.6 A felling licence is, however, not required for the felling of trees immediately required for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

3.1 The site under consideration is located in a rural location on Alston Lane in the township of Alston, approximately 15.5 kilometres to the south-west of the town of Clitheroe, within the boundaries of Ribble Valley Borough Council.

3.2 The site currently consists of an area of managed grass, and is bordered to the north by a compacted gravel track beyond which is a pastureland field, to the east by Alston Lane, which is a non-permeable hard-surfaced road, to the south by a non-permeable hard-surfaced driveway, and to the west by an area of managed grass. There is a single existing vehicular access point formed from compacted gravel off the driveway to the site's south.

3.3 As detailed on the TCP the ground levels across the site vary by up to 1 metre, with a general downward-sloping trend from north to south and with the access road and Alston Lane boundaries sitting up to approximately 0.8 metres lower than the site itself.

4.0 THE TREE POPULATION

4.1 As noted previously, a total of 17 individual trees, two groups of trees, and three hedges were surveyed for the purpose of this appraisal. They range from young to mature in age, with heights of up to 18 metres, maximum diametrical crown spreads of up to approximately 18 metres, and stem diameters of up to 1270 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.

4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing site context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.

4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development.

4.4 In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.

4.5 As detailed in Table A, below, one tree was categorised as high quality (i.e. 'A' category), four trees and two groups were categorised as moderate quality (i.e. 'B' category), nine trees and three hedges were categorised as low quality ('C' category), and three trees were categorised as unsuitable for retention ('U' category).

Table A: BS5837-2012 Retention Categories of the Surveyed Trees, Groups & Woodlands

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	**'A'**	T6*	*1 Tree*
	'B'	T10*, T13*, T15*, T16* G1, G2*	*4 Trees* *2 Groups*
Those of a low quality that should not be considered a material constraint to development	**'C'**	T1, T3, T4, T5, T8*, T9*, T12*, T14*, T17 H1, H2*, H3*	*9 Trees* *3 Hedges*
Those with projected life expectancies of less than 10 years that should normally be removed for sound management reasons regardless of site proposals	**'U'**	T2, T7*, T11*	*3 Trees*
			= 17 Trees, 2 Groups & 3 Hedges in Total

*Denotes tree(s) located on area(s) of neighbouring third-party owned land

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

5.1 From the information provided to date by the project architects, Sunderland Peacock & Associates Ltd, it is understood that the application is for the construction of a three-unit holiday cottage building with associated car parking provision, landscaping, and a new vehicular access from Alston Lane to the east (see TIP).

Projected Arboricultural Losses Relating to the Proposals

5.2 From the information provided to date it is projected that, as detailed in Table B, below, construction of the development as proposed will require the removal of one low quality (i.e. 'C' category) individual tree and the partial removal of one low quality hedge.

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

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of 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'**	T5, H1 (part)	-	*2 Tree 1 Partial Hedge*
Those that should normally be removed for sound management reasons regardless of site proposals	**'U'**	-	T2, T7*, T11*	*3 Trees*
Totals		*1 Tree 1 Partial Hedge*	*3 Trees*	***= 4 Trees & 1 Partial Hedge in Total***

*Denotes tree(s) located on area(s) of neighbouring third-party owned land – see paragraph 5.3

5.3 With regard to Table B it should be noted that, where 'U' category trees are located on areas of neighbouring third-party owned land, then it is essential to refer to the Tree Survey Schedule for any specific recommendations regarding the management of these trees. In turn, where specific risk management recommendations have been made for any such trees then the applicable tree owner(s) should be informed accordingly.

Compensation for Projected Tree Losses as Part of Development's Landscaping

5.4 As indicated on the TIP, the proposed scheme evidently has sufficient space for new tree and hedge planting, in particular along its boundaries to the east, north and west, thereby providing a suitable opportunity to effectively increase the tree cover and its species and age diversity on site. In turn, the provision and delivery of a high-quality landscape scheme, with the inclusion of a suitable number of new trees and hedges is projected to adequately compensate for the identified necessary losses.

5.5 Consequently, specific details regarding replacement tree planting, as part of a landscaping scheme, should be prepared by a suitably qualified and experienced landscape architect in accordance with the guidance listed herein at paragraphs 7.5 and 7.6. Accordingly, the provision of and adherence to a detailed landscape proposal plan can be assured through the imposition of a suitably worded condition attached to a planning approval.

5.6 In turn, the landscape proposal plan should be prepared in strict accordance with any relevant government guidance, specifically BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations, and section 5.6 and Table A.1 of BS5837:2012.

Special Design, Construction and Protection Considerations for Retained Trees

5.1 The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

1) A proposed paved area which encroaches slightly into the western edge of the RPA of tree T1.

5.2 As such, it will subsequently be necessary to ensure that the identified tree is suitably protected in strict accordance with current government guidance through the use of special working and/or construction methods, and special protection measures, the details of which are given in Table C, below.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required

Element of Proposal with Potential to Impact Upon Retained Trees	Pertinent Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required and Relevant Specialist(s)
Construction of new paved area within tree RPA	T1	▪ New paving shall not require excavation into the soil, including through lowering of levels and/or scraping, other than the removal, using hand tools, of any turf layer or other surface vegetation.	7.4	Contractor to supply detailed work specification

5.3 In addition to the above it is also proposed that, in order to avoid above ground tree damage during construction works on site, all site operations involving plant with booms, jibs and counterweights should be planned in advance, with all operations involving such plant in close proximity to trees to be conducted under the supervision of a banksman under arboricultural direction.

5.4 Consequently, in order to ensure adequate protection of the retained trees throughout the development, specific details regarding the timing, procedures, working methods and protective measures to be used in relation to the proposed construction works within and in close proximity to Root Protection Areas (RPAs – see paragraph 6.1), inclusive of the details in Table C, should be included in a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), as discussed at paragraphs 6.6 and 6.7. In turn, the provision of and adherence to a TPP and an AMS can be conditioned to a planning approval.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees 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 that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TCP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.

6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TCP.

6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

6.4 The installation of underground utilities, including drainage, in close proximity to trees can cause serious damage to their roots. In this respect it is noted that, as detailed on the TIP, the development's proposed utilities are routed outside retained trees' RPAs.

Arboricultural Method Statement and Tree Protection Plan

6.5 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

6.6 In order to ensure that the retained trees are adequately protected throughout the development process, the production of and adherence to an AMS and TPP can be conditioned to a planning approval.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

7.1 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 development proposals 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

7.2 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 (e.g. TPOs).

Arboricultural Contractors

7.3 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

7.4 Tree 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

7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012.

Landscaping Within and Close to Retained Trees' RPAs

7.6 All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

Retained Tree Management

7.7 Any tree risk management appraisals and subsequent recommendations made in this report were based on observations and site circumstances at the time of the 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, it should be noted 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. In turn, 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.

8.0 SUMMARY AND CONCLUSIONS

8.1 Seventeen individual trees, two groups of trees, and three hedges were surveyed in respect of a planning application for a proposed to construct a three-unit holiday cottage building with associated car parking provision, a vehicular access point, hard and soft landscaping at the site under consideration.

8.2 One tree was categorised as high quality, four trees and two groups of trees were categorised as moderate quality, nine trees and three hedges were categorised as low quality, and three trees were categorised as unsuitable for retention regardless of the development proposals.

8.3 An appraisal of the development proposal documentation provided to date identified that construction of the development as proposed will require the removal of one low quality individual tree and part of one low quality hedge.

8.4 Nonetheless, the proposed scheme evidently has sufficient space for new tree and hedge planting thereby providing a suitable opportunity to effectively increase the tree cover and its species and age diversity on site and adequately compensating for the identified necessary losses.

8.5 Accordingly, the provision of and adherence to a suitably detailed landscape proposal plan, including the delivery of new tree and hedge planting, can be assured through the imposition of a suitably worded condition attached to a planning approval.

8.6 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that the retained trees are protected in strict accordance with current government guidance and the recommendations included herein.

8.7 In this respect, the appraisal identified an element of the development that is proposed within and close to the RPA and canopy spread of a retained tree located on site. As such, special

working and protection methods have subsequently been proposed for these proposals in accordance with current government guidance.

8.8 Accordingly, in order to ensure adequate protection of retained trees during construction, then the aforementioned special consideration factors should be included in a suitably detailed Arboricultural Method Statement and Tree Protection Plan, the provision of which and adherence to can be conditioned to a planning permission.

REFERENCES

BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL					
Site:	Land adjacent to Beech House, Alston Lane, Alston, Lancashire, PR3 3BN	**Surveyor:**	Martin Dilworth FdSc MArborA	**Page:** 1 of 5	
Agent for Client:	Judith Douglas Town Planning	**Survey Date:**	7 May 2020		
		Job Ref:	BTC1975		

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	Sycamore	12	410	N E S W	5 4 3 5.5	2-NW 2	EM	G	▪ Tree house bolted to stem at a height of approximately 1.8m. ▪ Stem bifurcates at a height of approximately 2.5m. ▪ Dead branch of approximately 3m in length and 40mm diameter at a height of approximately 3m. ▪ Rope swing on branch at 2m high on north west side.	▪ Retain tree in context of proposed development. ▪ Protect Root Protection Area (RPA) throughout development using Temporary Protective Fencing (specification appended) to form a Construction Exclusion Zone (CEZ). ▪ Construct proposed paving that encroaches slightly into western edge of RPA without excavation into soil.	10+	C1	76	4.92
T2	Common Ash	13	325	N E S W	3 4 5 6	2.5-W 2	EM	G	▪ Tree house bolted to stem at a height of approximately 2m. ▪ Canopy exhibiting moderate reduction in vitality and twig dieback; indicative of colonisation by Chalara Ash Dieback Disease.	▪ Consider tree's removal and replacement due to evident colonisation by Chalara Ash Dieback Disease and resultant significantly reduced projected life expectancy. ▪ If retained then protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	<10	U	48	3.9
T3	Sycamore	13	1x440 1x400 (ts)	N E S W	4 5 5 4	2-N 2	EM	G	▪ Twin-stemmed at a height of approximately 1m with tight fork union. ▪ Old pruning wound of approximately 250mm diameter at base. ▪ Stems fused together at a height of approximately 2.3m. ▪ Picket fence fixed to stem with screws. ▪ RPA offset slightly into field within which trees stands due to hard surfaced access road to south and east (see TCP and TIP).	▪ Retain tree in context of proposed development. ▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1	160	7.14
T4	Sycamore	2	240	N E S W	4 3 3 4.	2-N 3	SM	G	▪ Located approximately 1m up roadside embankment. ▪ Previously twin-stemmed at base with 0.3m high stump of approximately 250mm diameter. ▪ Crown bias to north due to removed stem. ▪ RPA offset slightly into field within which trees stands due to hard surfaced access road to east (see TCP and TIP).	▪ Retain tree in context of proposed development. ▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1	26	2.88

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 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
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(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(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 exiting 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 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 APPRAISAL		Surveyor:	Martin Dilworth FdSc MArborA	Page: 2 of 5
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Agent for Client:	Judith Douglas Town Planning	Job Ref:	BTC1975	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T5	Sycamore	7	1x210 1x160 1x140 (ms)	N E S W	2 3.5 3 3.5	3-E 3	SM	G	▪ Multi-stemmed at base. ▪ Located approximately 1m up road side embankment. ▪ Crown lifted on east side over road, with six pruning wounds of approximately 50mm diameter.	▪ Remove tree in order to construct development as proposed.	10+	C1	40	3.59
T6	Common Oak	18	1270	N E S W	9 9 9 8	3.5-E 3	M	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ Six dead branches approximately 3m in length and 50mm diameter on north side at a height of approximately 6m to 8m. ▪ Two dead branches of approximately 3m in length and 150mm diameter on south side at a height of approximately 6m. ▪ RPA offset slightly into field within which trees stands due to hard surfaced access road to south and east (see TCP and TIP).	▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	40+	A1/3	707	15
T7	Common Ash	7	1x275 1x275 (ts)	N E S W	4 4 3 2	2-W 2	SM	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Twin-stemmed at base. ▪ Crown supressed on west side by adjacent tree. ▪ Canopy exhibiting moderate reduction in vitality and twig dieback; indicative of colonisation by Chalara Ash dieback disease. ▪ RPA located outside of redline boundary and subsequently protected during works.	▪	<10	U	34	3.3
T8	Sycamore	12	350#	N E S W	3 5 3.5 5	3-E 2.5	EM	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Ivy on stem and main scaffold branches. ▪ RPA located outside of redline boundary and subsequently protected during works.	▪	10+	C1	55	4.2

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL		Surveyor:	Martin Dilworth FdSc MArborA	Page: 3 of 5
Site:	Land adjacent to Beech House, Alston Lane, Alston, Lancashire, PR3 3BN	Survey Date:	7 May 2020	
Agent for Client:	Judith Douglas Town Planning	Job Ref:	BTC1975	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T9	Sycamore	12	440	N E S W	5 5 2 4	2.5-E 3	SM	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Ivy on stem and main scaffold branches. ▪ Crown biased to north. ▪ RPA located outside of redline boundary and subsequently protected during works.	▪	10+	C1	88	5.2
T10	Wych Elm	12	330	N E S W	5 4 4 4	2-W 2	SM	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Ivy on stem and main scaffold branches. ▪ RPA located outside of redline boundary and subsequently protected during works.	▪	20+	B1	49	3.9
T11	Common Oak	9	1100#	N E S W	0 0 0 0	N/A N/A	M	P	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Standing stem with regrowth of approximately 0.5m in length from top. ▪ Old pruning wound on south side at 2.5m high with open but partially occluded cavity of approximately of 90mm diameter. ▪ Knot hole cavity at 3m on west side of stem, with opening of approximately 50mm diameter. ▪ RPA reduced by approximately 60% due to previous removal of branch system and small amount of regrowth. ▪ RPA located outside of redline boundary and subsequently protected during works.	▪	<10	U	92	5.4
T12	Sessile Oak	5	170	N E S W	2 2 2 2	2-S 1	Y	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Tree staked and tied.	▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1	13	2

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL		Surveyor:	Martin Dilworth FdSc MArborA	Page: 4 of 5
Site:	Land adjacent to Beech House, Alston Lane, Alston, Lancashire, PR3 3BN	Survey Date:	7 May 2020	
Agent for Client:	Judith Douglas Town Planning	Job Ref:	BTC1975	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T13	Common Oak	18	1100#	N E S W	9 5 7 9	3-W 3	M	G	▪ Located on neighbouring land to north and subsequently not inspected in detail. ▪ In hedge, which prevented full visual inspection of stem base. ▪ Stem bifurcates at a height of approximately 3m. ▪ Large tear out wound of approximately 1m in length and 400mm wide on north east side of stem at height of approximately 7m. ▪ Two dead branches of approximately 2m in length and 80mm diameter on west side at 4m. ▪ RPA offset slightly into field within which trees stands due to hard surfaced access road to south (see TCP and TIP).	▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B1	547	13.2
T14	Common Beech	7	390	N E S W	5 5 5 5	1-N 1	SM	G	▪ Stem bifurcates at a height of approximately 1.6m with a very tight union. ▪ Building materials stored directly under crown on east side.	▪ Retain tree in context of proposed development. ▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1	69	4.6
T15	Common Oak	13	450#	N E S W	5 5 5 5	2-S 2	EM	G	▪ Located on neighbouring land to west, therefore not accessed to inspect in detail.	▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B1	92	5.4
T16	Common Oak	12	350#	N E S W	4 5 4 4	2-E 2	EM	G	▪ Located on neighbouring land to west, therefore not accessed to inspect in detail.	▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B1	55	4.2
T17	Italian Alder	5	100	N E S W	1 1 1 1	2-N 1	Y	G	▪ Young planted tree with tree stakes, but no ties.	▪ Retain tree in context of proposed development. ▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1	5	1.2
G1	18no. Common Beech	≤ 12	≤ 310	N E S W	≤ 5 ≤ 6 ≤ 5 ≤ 5	N/A ≥ 0	EM	G	▪ Trees located along boundary forming unmaintained hedge. ▪ Multiple snapped lower branches at a height of approximately 2.5m.	▪ Retain group in context of proposed development. ▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B2	≤ 43	≤ 3.7
G2	1no. Common Oak, 7no. Common Ash	≤ 14	≤ 450#	N E S W	≤ 5 ≤ 5 ≤ 5 ≤ 5	2-E ≥ 1	EM	G	▪ Located on neighbouring land to west, therefore not accessed to inspect in detail.	▪ Protect RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B2	≤ 92	≤ 5.4

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	Land adjacent to Beech House, Alston Lane, Alston, Lancashire, PR3 3BN
Agent for Client:	Judith Douglas Town Planning

Surveyor:	Martin Dilworth FdSc MArborA
Survey Date:	7 May 2020
Job Ref:	BTC1975

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)
H1	Common Hawthorn	1	N/A	≈ 1 wide	N/A ≥ 0	EM	G	▪ Maintained laid hedge located approximately 1m up road side embankment.	▪ Remove approximately 19m long segment from northern section of hedge in order to construct development as proposed. ▪ Retain southern section of hedge in context of proposed development. ▪ Protect retained section of hedge throughout development using Temporary Protective Fencing to form a CEZ.	10+	C2	N/A	≈ 1
H2	Common Hawthorn	2	N/A	≈ 1 wide	N/A ≥ 0	SM	M	▪ Maintained hedge.	▪ Retain hedge in context of proposed development. ▪ Protect hedge throughout development using Temporary Protective Fencing to form a CEZ.	10+	C2	N/A	≈ 1
H3	Common Hawthorn	2	N/A	≈ 1 wide	N/A ≥ 0	SM	G	▪ Maintained hedge. ▪ RPA located outside of redline boundary and subsequently protected during works.	▪	10+	C2	N/A	≈ 1

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 *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.*			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 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	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			

- 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(s) defined by the Root Protection Areas or, if applicable, the Construction Exclusion Zones, as detailed on the associated Tree Plan;
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 45º 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 LPA shall inspect and approve the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

– TREE PROTECTION AREA –
KEEP OUT!

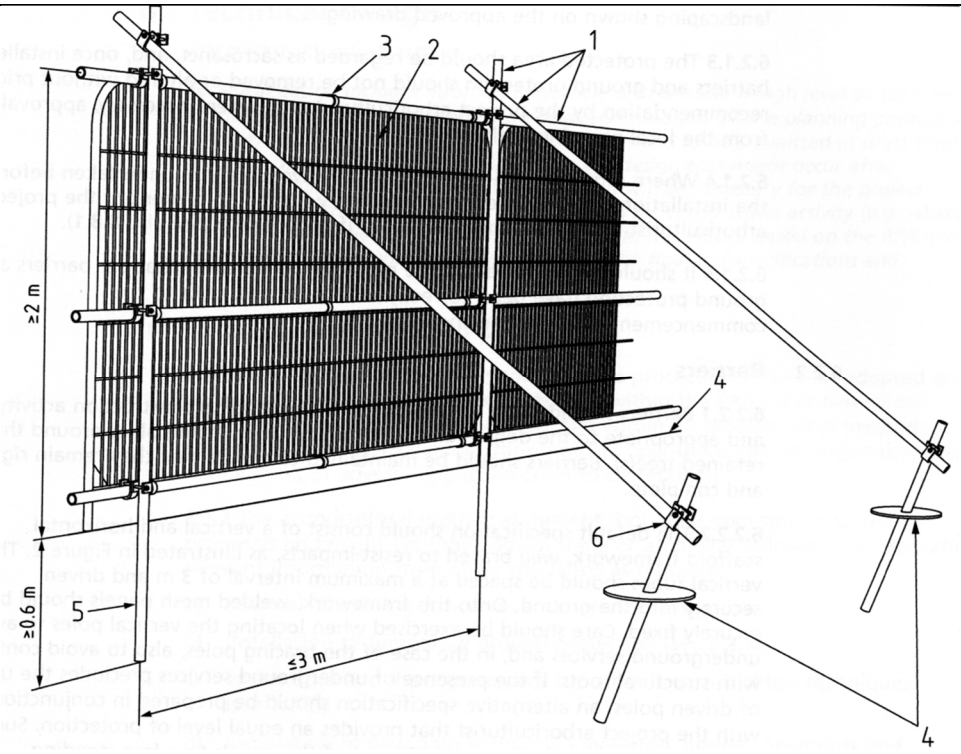
(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

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

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

Figure 2: BS5837:2012 Default specification for protective barrier



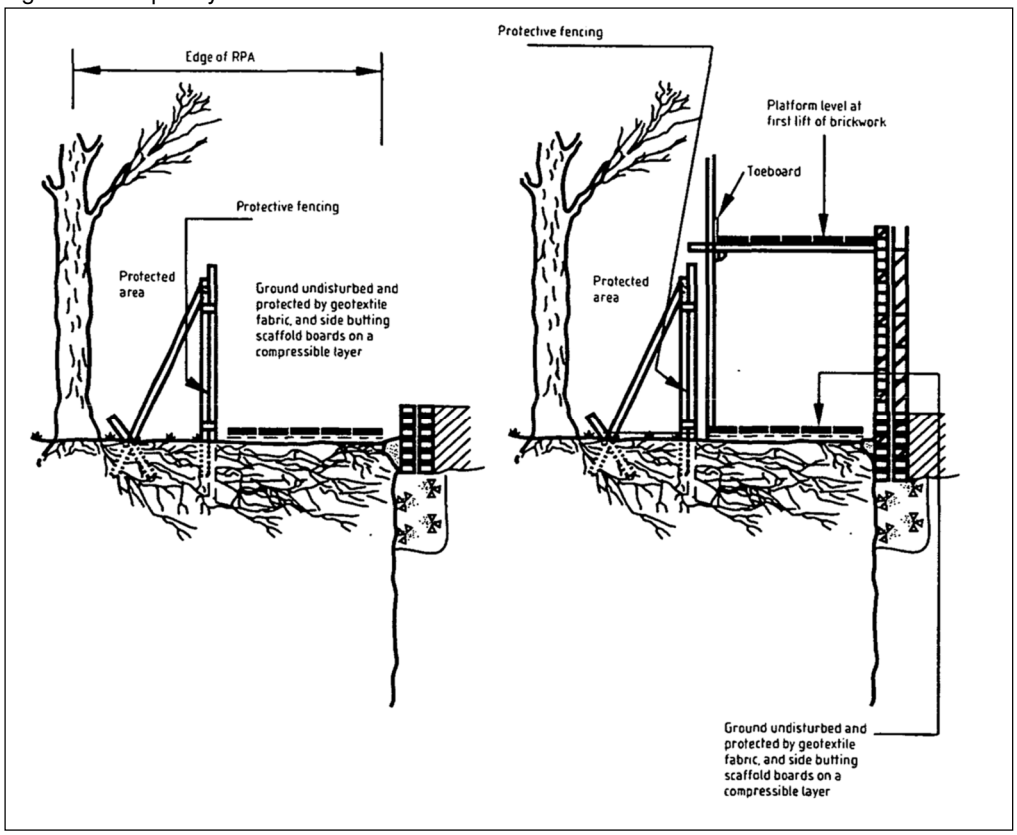
Key

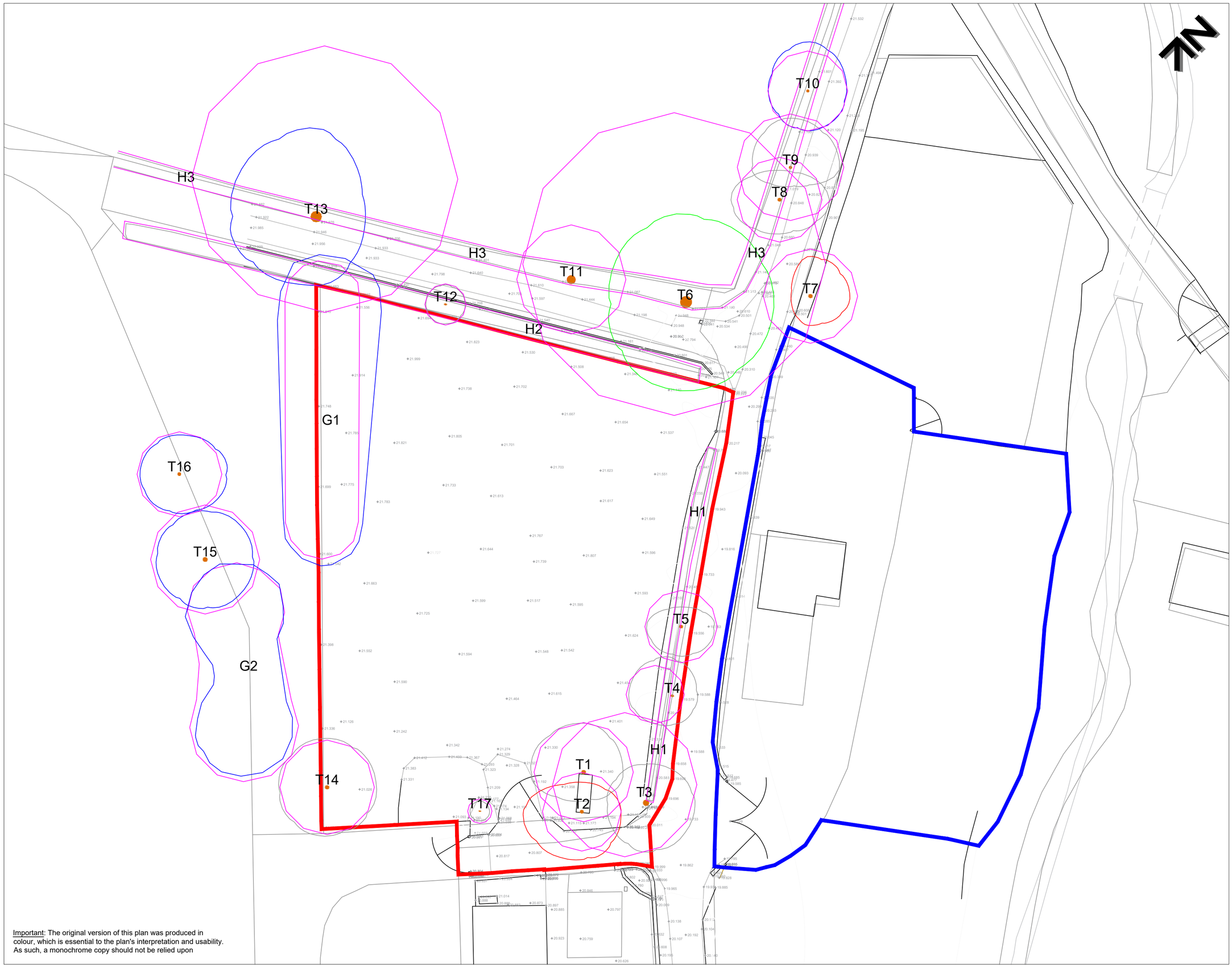
1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 3, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 3: Temporary Ground Protection – Recommended Construction





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

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 Categorisations:

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 '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 location of tree T12 was not included on the topographical survey plan provided, and was subsequently plotted by the arboriculturist at the time of the survey, using GPS and, where possible, measurement from existing site features. As such, the location of this tree cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND ADJACENT TO BEECH HOUSE
ALSTON LANE
ALSTON
LANCASHIRE
PR3 3BN

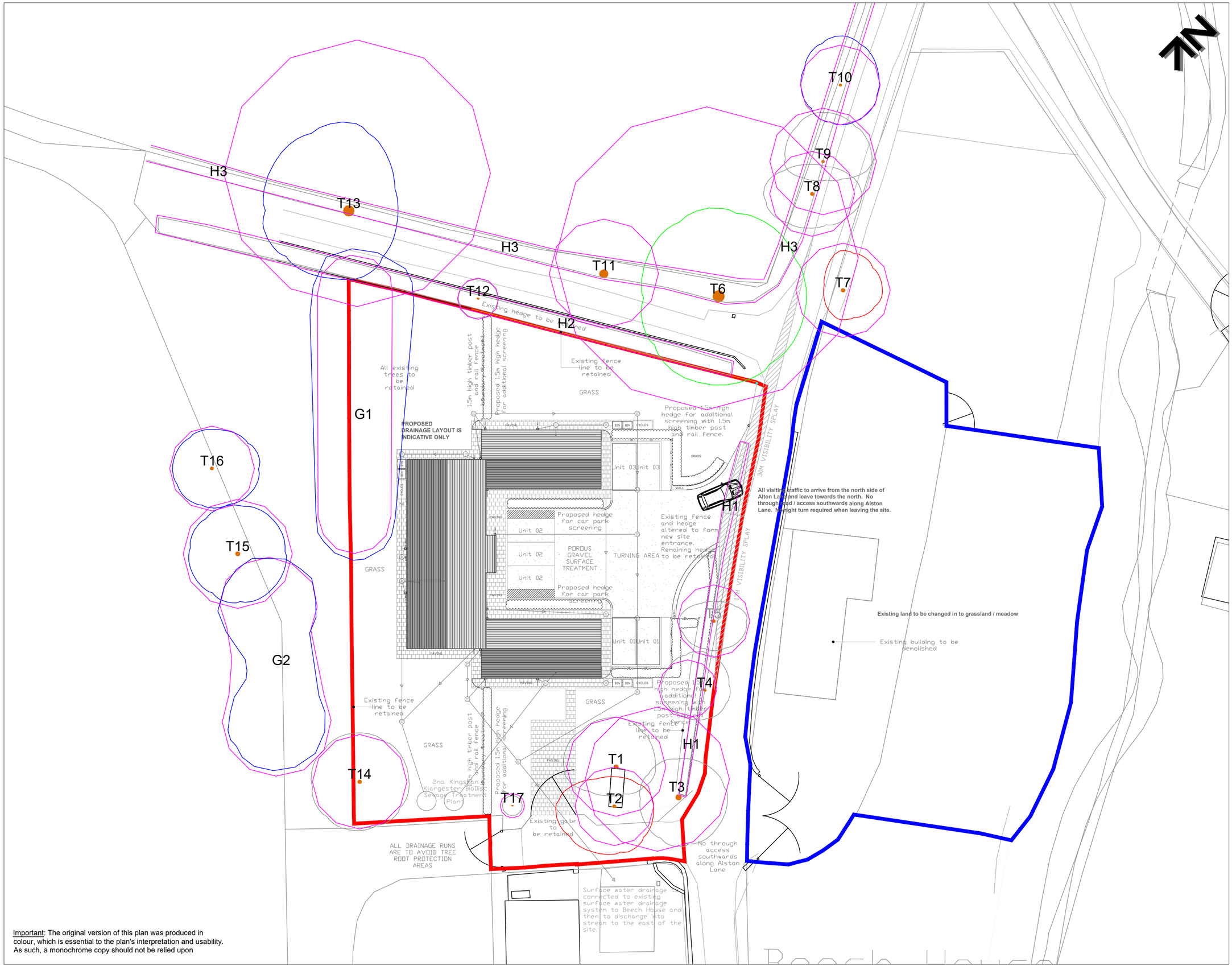
Agent for Client:
JUDITH DOUGLAS TOWN PLANNING

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Three Unit Holiday Cottage Development

Scale:	1:250@A2
Date:	May 2020
Drawn by:	MD
Checked by:	PH

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t. 01772 437150

Ref: BTC1975-TCP Rev:



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KEY

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

Tree Categorisations:

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 '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 location of tree T12 was not included on the topographical survey plan provided, and was subsequently plotted by the arboriculturist at the time of the survey, using GPS and, where possible, measurement from existing site features. As such, the location of this tree cannot therefore be considered to be entirely accurate.
Note 2: Trees with their numbers detailed in grey are proposed for removal in the context of the proposed development.

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND ADJACENT TO BEECH HOUSE
ALSTON LANE
ALSTON
LANCASHIRE
PR3 3BN

Agent for Client:
JUDITH DOUGLAS TOWN PLANNING

Title:
TREE IMPACT PLAN
in Relation to Proposed Three Unit Holiday Cottage Development

Scale:	1:250@A2
Date:	June 2020
Drawn by:	MD
Checked by:	PH

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC1975-TIP Rev: