THE ENVIRONMENT PARTNERSHIP

CARR HALL

LANGHO

PHASE 1 ARBORICULTURAL IMPACT ASSESSMENT

JULY 2020

TEP
Genesis Centre
Birchwood Science Park
Warrington
WA3 7BH

Tel: 01925 844004
Email: tep@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Phase 1 Arboricultural Impact Assessment
Prepared for	Donelan Trading Ltd
Prepared by	TEP - Warrington
Document Ref	8117.001

Author	Heather Eilbeck
Date	July 2020
Checked	Angus Blankenstein
Approved	Jonathan Smith

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
0.1	13.03.20	HEE	AAB	Checking	Draft
1.0	03.07.20	HEE	JGS	Approval	Superseded
2.0	14.07.20	HEE	JGS	Updated proposals	Final

CONTENTS PAGE

TABLES PAGE

FIGURES PAGE

APPENDICES

DRAWINGS

Executive Summary

1. TEP has been commissioned by Donelan Trading Ltd to conduct a survey of land at Carr Hall, Langho of and a review of designations, policies and other instruments of relevance to arboriculture. This report presents the results and effects of Phase 1 of proposed development on trees.

2. 8 individual trees (T1–T8); 4 groups of trees (G1–G4); and 2 woodland compartments (W1–W2) were recorded during the survey. Of these, 1 individual tree (T4), 1 tree group (G4) and 1 woodland (W2) are within Phase 1. Species composition comprises predominantly broadleaves with occasional Scots pine.

3. The desktop review and site survey identified 1 Tree Preservation Order; no trees within a Conservation Area; no ancient woodland; no veteran trees; no trees within a Community Forest; and 2 Deciduous Woodland features that meet the description of a Habitat of Principle Importance.

4. The proposed development comprises the construction of 2 buildings with associated hardstanding, 10 glamping pods and a play area. A quad bike off-roading track is also proposed but with precise alignment and construction detail deferred.

5. 1 tree group comprising approximately 0.0021ha and approximately 0.1095ha of woodland would be removed to facilitate the extension of hardstanding associated with the two buildings and the construction of the play area. No tree removal is directly associated with the construction of the two buildings or the glamping pods.

6. Tree removal and pruning associated with the quad bike track has not been determined but would be minimised during route design. There is no 'in principle' reason that the woodland would be significantly degraded or altered in character by the creation of an extended quad bike track, subject to sensitive design.

7. Temporary tree protection measures and working methodologies to be observed during construction should be provided, in the form of an Arboricultural Method Statement. It should quantify any additional tree removal and pruning required for the quad bike track.

8. A scheme of new planting should be required, including 0.1095ha of woodland infill planting at a density of 2500 trees per hectare (i.e. 274 trees). Improvement to the understory of retained areas of W2 is also recommended. On this basis development would have the potential to result in a net balance or small net-gain in tree cover.

9. A regime for the regular inspection and management of trees within W2 should be produced and implemented. The main purpose is to assess and manage risk associated with hazardous trees post development to satisfy a legal duty of care.

10. This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.

11. All trees that would be retained can be protected in accordance with BS5837:2012. Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

1.0 Scope

1.1 TEP has been commissioned by Donelan Trading Ltd to conduct an arboricultural survey of land at Carr Hall in Langho and to make an assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 This report has been produced to support of Phase 1 of a planning application. It describes the findings of field and desktop surveys; the effects that granting planning permission would have on arboriculture; and measures that are and/or should be incorporated in the proposed development.

Survey

1.3 The survey was undertaken on 5th March 2020 in accordance with BS 5837 by a qualified arboriculturist. The survey method is included at Appendix B.

1.4 A topographical survey was used to record the position of trees and vegetation within the Phase 1 development area (drawing reference: sss-9269). Where trees were not shown on the topographical survey, their locations were estimated.

1.5 Trees on private land outside the application boundary, and at inaccessible locations[1] were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure the accuracy and comprehensiveness of such records, it cannot be guaranteed.

Limitation

1.6 This report relates to a specific development proposal and should not be interpreted as advice in any other circumstance, including but not limited to the promotion or assessment of alternative schemes; the design of foundations; management of tree risk; and tree-related subsidence.

1.7 This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.

1.8 Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

[1] Limitations to the survey are described at Appendix A

2.0 Baseline

The Site

2.1 The survey area is located to the south-west of the town of Langho. It is situated to the south of Whalley Road and north of York Road. It is approximately 7ha in size and is centred on grid reference SD 70041 33205 (outlined in red in figure 1 below).

2.2 The Phase 1 application site is situated to the north-east of the survey area and is approximately 2.9ha in size and centred on grid reference SD 70081 33356 (outlined in blue in figure 1 below).

Figure 1 Site location and approximate boundary (OS Open Map – Local (Raster) 1:10,000)

Contains Ordnance Survey data © Crown copyright and database right 2019

2.3 At the time of the survey, the site comprised a large commercial premises to the south-west, a residential property to the south-east, woodland to the north-east and south and surrounded by agricultural fields. The topography of the survey area is variably inclined, sloping from east down to west at the north-eastern side and south down to north at the southern side.

Tree Survey

2.4 8 individual trees (T1–T8); 4 groups of trees (G1–G4) and 2 woodland compartments (W1-W2) were recorded within influencing distance of the survey area. Of these, 1 individual tree (T4), 1 tree group (G4) and 1 woodland (W2) are within Phase 1.

2.5 Feature locations, their quality categories, canopy spreads and root protection areas are shown on Drawing 1. The following table provides the total canopy area for mapped trees and the total length of mapped hedgerow on Drawing 1. In some cases this may be more than the absolute area of cover due to canopy overlap between adjacent features.

Table 1 Existing canopy coverage of the Phase 1 site

Trees	Groups	Woodland	Hedgerow
0.0088ha	0.0021ha	1.4941ha	0m

2.6 All arboricultural information recorded during the survey is presented at Appendix A.

Overview

2.7 The vast majority of trees are within the Phase 1 site, those that are not include a row of young to middle-aged amenity trees lining the southern edge of the Carr Hall access road (Whalley Road) and off-site trees and woodland forming Hall Wood (W1) which defines the site's southern boundary.

2.8 The Phase 1 site is covered with predominantly middle-aged, mixed broadleaved woodland (W2) containing areas of open canopy and 2 streams. A well-used access track runs through the western edge at the bottom of the hill and there is a large working area that has been cleared of vegetation to the south. The most frequent species include common alder, common beech, holly and pedunculate oak, with the occasional Scots pine. The woodland has a varied age structure but little understorey and the open areas contain grass, reeds and moss indicating that the woodland is situated on wet ground. Tree condition is varied, although the overall condition of the woodland is good, with the occasional failed or fallen tree, snapped branches and deadwood commensurate with the woodland age and exposed location.

Figure 2 View east from Carr Hall access road of western edge of woodland W2.

2.9 1 individual common alder (T4) is situated in an adjacent sloping field to the east of W2 within influencing distance of the site. It has a squat form, standing at approximately 8m in height, with a good rounded canopy. A large occluding basal wound is evident on the south side of the stem, but further investigation was restricted by access.

Figure 3 View north of common alder tree (T4).

2.10 A small group of multi-stem holly trees (G4) is situated immediately adjacent to the Carr Hall access road and the stoned working area. They are predominantly multi-stem trees with some dieback evident in the upper canopies and leggy narrow forms.

Tree Quality

2.11 Under BS 5837 trees are objectively assigned one of four categories to describe their quality. The table below includes a description of each category and the amount of trees within it. This information is presented by canopy area to allow comparison between features of varying size and maturity. Hedgerows have not be categorised.

Table 2 Summary of BS 5837 quality categorisation[2] within Phase 1 site

Category	Description	Total existing
A	Trees of high quality, typically with a long remaining life expectancy; and with clear and identified merit as specimens, visually, culturally or for conservation.	0ha
B	Trees of moderate quality, typically with at least a medium remaining life expectancy; with remediable defects only; or low quality but with collective merit.	1.5029ha
C	Trees of low quality, typically with at least a short remaining lift expectancy; unremarkable trees; young or small trees that could be replaced.	0.0021ha
U	Trees that cannot realistically be retained in the current land use for 10 years; with serious and irremediable defects, pathogens or decline.	0ha

[2] Refer to Appendix B for the full table

2.12 The majority of tree cover within influencing distance of the Phase 1 site is moderate quality (Category B) and comprises the entirety of woodland W2 and 1 individual tree (T4). A minimal amount of tree cover is low quality (Category C) and this comprises 1 tree group (G4) located to the south-west of W2.

Root Protection Areas

2.13 Using the results of the field survey a Root Protection Area (RPA) has been calculated in accordance with BS 5837 using each tree's stem diameter at 1.5 metres[3]. The RPA represents the minimum area around each tree that must be left undisturbed to ensure its survival.

2.14 Where a tree's rooting pattern is considered to have been influenced by site conditions the RPA has been adjusted or offset to most accurately represent the likely spread of roots[4]. On this site influences on root morphology are considered to be compaction from working area to the south of woodland W2 and compaction of the access track to the west of the woodland.

Policy, designations and protection

Planning Policy

2.15 All trees are a material consideration in the planning process. Effects on trees will therefore be considered by the consenting authority. Adverse effects that cannot be mitigated and which are not acceptable on balance against other benefits may weigh against the granting of planning permission.

2.16 There should be a common sense ambition to limit tree loss to that which is strictly required to facilitate the proposal, and to achieve a good design. Trees which are retained should not be harmed and the proposal should present a reasonable account of the prospects for tree retention in accordance with BS 5837.

National Planning Policy Framework

2.17 The National Planning Policy Framework (NPPF) has an overarching environmental objective. This embeds protection and enhancement of the natural environment and biodiversity in decision making[5].

2.18 Planning policies and decision making should recognise the wider benefits from natural capital and ecosystem services, including those provided by trees and woodland, and minimise impacts on and provide net gains for biodiversity[6].

2.19 Where significant harm to biodiversity cannot be avoided, mitigated, or compensation provided, planning permission should be refused[7]. Loss or fragmentation of trees and woodland may constitute or give rise to significant harm to biodiversity.

[3] Refer to Appendix A for RPA area calculations
[4] See Drawing 1 for RPA shapes
[5] NPPF paragraph 8 (c)
[6] NPPF paragraph 170 (b) (d)
[7] NPPF paragraph 175 (a)

2.20 There is a strong policy presumption against loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees. Development resulting in the loss of either should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists[8].

Local Planning Policy

2.21 Ribble Valley Borough Council has an adopted Core Strategy that contains policies of relevance to trees. In particular, policies DME 1 to 3 and Key Statement EN4 are of relevance to this site and are cited in full or in part below.

Policy DME1: Protecting Trees and Woodlands

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the Borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.

The borough council will ensure that:

1. *The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, layout of roads, access points and services on any affected trees.*
2. *That a detailed tree protection plan is submitted with appropriate levels of detail.*
3. *Site-specific tree protection planning conditions are attached to planning permissions.*

Tree Preservation Orders

The Borough Council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British standards.

[8] NPPF paragraph 175 (c)

Ancient Woodlands

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the borough council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

Veteran and Ancient Trees

The Borough Council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability.

Hedgerows

The Borough Council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

Felling Licences

When consulted on felling licence applications, the council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

Policy DME2: Landscape and Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features including:

4. Woodlands

5. Copses

6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).

Policy DME3: Site and Species Protection and Conservation

Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:

3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan

Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

Key Statement EN4: Biodiversity and Geodiversity

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.

These sites are as follows:

- *Sites of Special Scientific Interest (SSSIs)*
- *Local Nature Reserves (LNRs)*
- *Local Biological Heritage sites (CBHs)*
- *Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*
- *Local Geodiversity Heritage Sites*
- *Ancient Woodlands*
- *Lancashire Biodiversity Action Plan priority habitats and species*
- *European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species*
- *Habitats and Species of Principal Importance in England*

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.

Tree Preservation Orders

2.22 A check with the local authority was undertaken on 3rd April 2020. Alex Shutt, the Countryside Officer, confirmed that trees within and adjacent to the site are protected by a Provisional Tree Preservation Order. The council has 6 months from the date the Provisional Order was made to either confirm it to provide long-term protection or decide not to confirm it, at which time protection under the Order will cease.

Table 3 Tree Preservation Orders

Order name	Order reference	Survey feature reference
Carr Hall Woodlands, Off Whalley New Road, Wilpshire, Tree Preservation Order 2020	TBC	W2

2.23 Works to TPO trees must only be undertaken with the written consent of the Local Authority, given in the form of a planning permission (other than an outline planning permission), discharge of reserved matters, or via a TPO application.

2.24 In the context of a planning application, the presence of a TPO is material but it does not necessitate the retention of protected trees within proposed development. Equally, the lack of a TPO does not mean that removal of any particular tree would be without significant impact. The existence of a TPO may indicate the local authority's view regarding priorities for tree retention and amenity value. BS 5837 recommends that TPOs should be considered in the design process.

Conservation Areas

2.25 A check with the local authority was undertaken on 2nd March 2020. Nicola Gunn confirmed that no trees within or adjacent to the site are within a Conservation Area.

Ancient Woodland

2.26 Ancient Woodland is defined in England as any area that has been wooded continuously since at least 1600 AD; it is regarded as 'irreplaceable'[9]. The distribution of Ancient Woodland has been assessed on the basis of Natural England's Ancient Woodland Inventory (Provisional) for England via www.magic.defra.gov.uk.

2.27 There is no ancient woodland within or adjacent to the site.

Veteran Trees

2.28 NPPF defines veteran trees are those which, because of age, size and condition, are of exceptional biodiversity, cultural or heritage value[10]. All ancient trees are veteran trees. Not all veteran trees are ancient, though they tend to be relatively old for the species. Ancient and veteran trees are regarded as 'irreplaceable'.

2.29 There is no comprehensive national register of veteran trees. The Woodland Trust maintains an inventory of significant trees which includes some ancient and veteran individuals[11]. At the time of writing it contained no records of relevance to the site.

[9] NPPF Annex 2: Glossary (p.67)
[10] NPPF Annex 2: Glossary (p. 64)
[11] https://ati.woodlandtrust.org.uk/

2.30 Not all mature trees or those of high habitat interest are veterans. Trees with individual or simple assemblages of features typically associated with veteran trees were also noted[12]. Such trees may become veterans but should not be treated as such for the purposes of impact assessment.

Community Forests

2.31 Online mapping[13] confirmed that the site is not within a Community Forest.

Habitats of Principal Importance

2.32 A list[14] of habitats which are of principal importance for the purpose of conserving biodiversity is maintained by the Secretary of State[15]. The list includes habitat types that are defined by woody vegetation, which are listed below. The geographical extent and location of these habitats (excluding hedgerow) is mapped by Natural England on the Priority Habitat Inventory[16]. Observations were also made to corroborate the mapping during the site survey.

2.33 All public authorities, including local planning authorities and statutory undertakers have a duty to have regard to the purpose of conserving biodiversity[17]. Habitats of Principal Importance provide a means of evaluating effects on biodiversity, and thereby a metric to demonstrate the discharge of this duty. In the context of planning, adverse effects on Habitats of Principal Importance that cannot be mitigated are material to decision making.

Deciduous Woodland

2.34 Six distinct types of woodland[18] are amalgamated in the Inventory under the habitat type 'Deciduous Woodland'.

2.35 The Inventory has 2 records of Deciduous Woodland at the site. These are broadly contiguous with survey features W1, W2, T5, T6, T7 and G2. Our survey found no evidence to dispute this designation.

Wood Pasture and Parkland[19]

2.36 The Inventory has no records of Wood Pasture and Parkland at the site.

Traditional Orchards[20]

2.37 The Inventory has no records of Traditional Orchards at the site.

[12] See Appendix A
[13] https://magic.defra.gov.uk/
[14] http://jncc.defra.gov.uk/page-5706
[15] Natural Environment and Rural Communities Act 2006, 41 (1)
[16] https://magic.defra.gov.uk/MagicMap.aspx
[17] Natural Environment and Rural Communities Act 2006, 40 (1)
[18] Upland Oakwood; Lowland Beech and Yew Woodland; Upland Mixed Ashwoods; Wet Woodland; Lowland Mixed Deciduous Woodland; Upland Birchwoods
[19] http://jncc.defra.gov.uk/docs/UKBAP_BAPHabitats-65-WoodPastureParkland2011.doc
[20] http://jncc.defra.gov.uk/Docs/UKBAP_BAPHabitats-56-TraditionalOrchards.doc

Hedgerow[21]

2.38 The survey identified no hedgerows[22].

Protected Species

2.39 No assessment of the presence of protected species has been made during the production of this report. Features of possible interest that were observed incidentally during the tree survey are recorded in Appendix A.

2.40 Works to and around trees have the capacity to affect protected species where present, particularly including birds, bats, great crested newts, badgers, dormice, otters and water voles. Contractors should be familiar with the locations and sensitivities of any protected species that are present and take reasonable avoidance measures or comply with the requirements of any licence agreement in accordance with the advice of an ecologist.

Birds

2.41 Intentional harm to a wild bird, egg, or a nest that is in use or being built is an offence[23]. Disturbance of certain wild birds that are building a nest, or are in, on or near a nest containing eggs or young, or disturbance of dependent young is also an offence[24].

2.42 All trees are a potential habitat for nesting birds so tree work should ideally, but not essentially, be undertaken outside the bird nesting season. Between March and August, a detailed inspection of each tree should be undertaken by a qualified ecologist to confirm the absence of nesting birds immediately prior to works.

2.43 Some birds nest outside the core nesting season. If an active nest is found at any time of year, work likely to affect the nest must be halted until the nest becomes inactive. This will vary depending on the species of bird but is typically up to six weeks. The advice of an ecologist regarding the duration and size of a protection buffer around the nest should be sought.

Bats

2.44 It is an offence to damage, destroy or obstruct access to any structure or place which is used for shelter or protection[25], or breeding or resting[26] by a bat. Mature trees often contain cavities, splits and ivy, which may be attractive to bats.

2.45 If the presence of a bat, or a roost or resting site is suspected whilst undertaking works on any trees, operations must be halted and the advice of appropriately licensed ecologist should be sought.

[21] http://jncc.defra.gov.uk/Docs/UKBAP_BAPHabitats-17-Hedgerows.doc
[22] See Appendix A
[23] Wildlife and Countryside Act 1981, 1 (1)
[24] Wildlife and Countryside Act 1981, 1 (5)
[25] Wildlife and Countryside Act 1981, 9 (4)
[26] The Conservation of Habitats and Species Regulations 2017, 43 (1)

3.0 Effects

3.1 In simple terms, the effects on arboriculture comprises an account of which existing trees, groups of trees, hedgerow and woodland would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.

Proposed development

3.2 The proposed development comprises the construction of 2 buildings with associated hardstanding, 10 glamping pods, a play area and a quad bike off-roading track within W2.

3.3 The proposed locations of the buildings, hardstanding, play area and glamping pods are shown on Drawing 2 and Drawing 3 and is based on the Proposed Site Plan (no reference) provided by Entwistle Design Services. The detail of the quad bike track alignment and construction methodology was not available to inform this report.

3.4 An external works plan showing the detail and arrangement of drainage, levels, retaining structures and utilities was not available to inform the production of this assessment.

Types of Effect

3.5 To reflect the varying levels of detail that are available for different aspects of the development, this report describes two types of effect:

(i) **Known effects** are those that can be described in detail now and would occur, pending the discharge of any pre-commencement conditions. This report determines them;

(ii) **Anticipated effects** are those that can be inferred from the preliminary information and type of development that is proposed, based on professional judgement and experience. It is reasonable to assume that similar effects would arise but the particulars would not be determined or secured by this report and further information should be conditioned.

Known effects

3.6 This section details all tree removal which is proposed for the construction of the play area and extension and/or final surfacing of hardstanding associated with the two buildings. No tree removal proposed is directly associated with the construction of the two buildings or the glamping pods.

3.7 1 tree group comprising approximately 0.0021ha and approximately 0.1095ha of woodland would be removed, totalling a canopy area of 0.1116ha.

Table 4 Reference number of features that would be removed for known elements

	Trees	Groups	Woodland	Hedgerow
Remove	-	G4	(W2)	N/A

(Features in brackets are those of which a part would be removed and part retained)

3.8 The following table provides an overview of the quantity and the percentage of trees that would be removed and a breakdown of the number of instances of removal by quality category. It uses canopy area to describe effects on Trees, Groups and Woodland. The reported areas may be higher than the absolute area of tree cover on the site due to overlap between adjacent features.

3.9 Tree removal on the site is required primarily to accommodate hardstanding around the proposed buildings and the play area. The majority of trees to be removed are moderate quality (Category B), with the exception of group G4 which is low quality (Category C) due to the size, age and/or impaired health and condition of the trees within the group.

Table 5 Quantity and percentage of trees to be removed for known elements

Feature	Number of features affected				
	Category A	Category B	Category C	Category U	Hedges
Trees	-	0	0	-	N/A
Groups	-	0	1	-	
Woodland	-	1	0	-	
Total loss	-	0.1095ha	0.0021ha	-	N/A
Proportion of existing	-	7.3%	100%	-	N/A

Anticipated effects

3.10 Anticipated effects are derived from the development description and professional judgement. The alignment and construction methods of the quad bike track have not been determined but trees are acknowledged as providing the setting for the overall experience and as such adverse effects would be minimised during route design.

3.11 The route of a quad bike track is inherently flexible but will be guided by existing land form, tree cover and immovable obstacles such as watercourses and rock outcrops. Some degree of land profiling to create the required inclines and obstacles must be anticipated, as must drainage to ensure the track drives as intended and remains safe throughout the seasons. The removal of some trees during course construction is therefore likely to be unavoidable.

3.12 Average tree spacing is currently 4m throughout central and western areas of woodland within which the track will be primarily cited. There would therefore be no need for wholesale thinning of the woodland to create space for the track. There is also an existing vehicular track that runs through the south-western woodland into an adjacent field that could be incorporated into the track to minimise disturbance. There is therefore no 'in principle' reason that the woodland would be significantly degraded or altered in character by the creation of an extended quad bike track.

3.13 Ground compaction will inevitably increase along the route of the track and may become chronic around certain obstacles and corners. Accidental damage to trees is also likely to occur during operational use. A decline in the health of some retained trees should therefore be anticipated and a regime of regular inspection put in place.

3.14 Track design should be finalised in collaboration with an arboriculturist to help minimise adverse effects and ensure the safe retention of retained trees. Construction will need to be guided by an AMS which should quantify any additional tree removal and pruning, and specify measures for tree protection and working methodology.

Effects on designated or protected features

Tree Preservation Order

3.15 The proposed development would result in the removal of 0.1095ha of TPO trees within woodland W2. Further removals may be required to accommodate the proposed quad biking track.

3.16 The existence of the TPO should not add weight or any requirement for mitigation beyond that which would otherwise exist in respect of trees which are included in it.

3.17 The proposed development would result in an increased likelihood of applications to prune or remove TPO trees in the future.

Habitats of Principal Importance

3.18 Loss of or harm to a Habitat of Principal Importance, without mitigation, constitutes an adverse effect that is likely to be regarded by the consenting authority as contrary to its duty to conserve biodiversity.

Deciduous Woodland

3.19 The proposed development would result in loss and harm of Deciduous Woodland.

4.0 Mitigation

4.1 This section describes opportunities to mitigate or offset adverse effects described by the previous section. It summarises measures that are part of the proposed development and which are relied upon by this report, and measures that are not proposed but could be secured by planning condition or agreement. Conclusions are drawn regarding overall effects, and the requirements that should be imposed in order to secure the outcomes described.

4.2 The table below provides an overview of effects on the receptors described in the preceding sections. Within it, Column (1) describes the outcome for each receptor without mitigation; Column (2) reflects whether any mitigation would be secured by the current application; Column (3) represents whether predicted effects are (or could be rendered) neutral or positive; and Column (4) defines the outcome in simple terms.

Table 6 Summary of effects and mitigation

Receptor	(1) Adverse effect*	(2) Mitigation proposed	(3) Mitigation possible	(4) Residual effect
Tree cover	Yes	No	Yes	Pending
Tree condition[27]	Yes	No	Yes	Pending
Ancient Woodland	No	N/A	N/A	Neutral
Veteran Trees	No	N/A	N/A	Neutral
Deciduous Woodland	Yes	No	Yes	Pending
Wood Pasture and Parkland	No	N/A	N/A	Neutral
Traditional Orchard	No	N/A	N/A	Neutral
Hedgerow	No	N/A	N/A	Neutral

**Without mitigation*

4.3 ***Positive*** residual effects represent benefits that would be delivered by the proposed development.

4.4 ***Neutral***[28] residual effects are those that should have no weight in decision making.

[27] In this context, whether there would be a risk of harm to existing trees during development (without protection)
[28] Including negligible and non-material effects

4.5 ***Negative*** residual effects cannot be mitigated or offset and represent adverse effects of the proposed development. They may be acceptable in the planning balance on consideration of other benefits delivered by the proposed development.

4.6 ***Pending*** residual effects are those for which mitigation or offsetting can be secured after consent has been granted, typically by planning condition. It is assumed by this report that they would be.

Proposed measures

4.7 The following measures are proposed and would be secured by a planning permission referencing and requiring compliance with this report:

Layout

4.8 The retention of trees that has been assessed as possible in relation to proposed buildings, hardstanding, play area and glamping pods would be observed by the developer and all appointed contractors; tree removal would be limited to that illustrated on Drawing 2.

Tree works

4.9 The works recommended to accommodate the development and within Appendix A[29] would be undertaken by a qualified contractor in accordance with British Standard 3998:2010 Tree work – Recommendations.

Recommended measures

4.10 The following measures should be secured by planning condition or other agreement:

Arboricultural Method Statement

4.11 Tree Protection Measures and construction methods to prevent harm to retained trees in accordance with BS5837:2012 should be detailed within an Arboricultural Method Statement prior to commencement of development.

4.12 The scope of the Arboricultural Method Statement and the locations of activities that cannot be completed without it is illustrated on an Arboricultural Method Statement Heads of Terms Plan at Drawing 3.

4.13 Information required to complete an AMS for this site is as follows:

- The alignment and construction methodology of the quad bike off-roading track including track design, final surface finish, level changes and construction access layout and specification.

Level change, utilities and drainage

4.14 There should be no level change, or installation of buried utilities or drainage within any Root Protection Area[30] unless it can be demonstrated within the AMS that this will be done without deterioration in tree condition.

[29] Other than those relating to trees that would be removed
[30] As per Drawing 2

Planting

4.15 A scheme of tree planting should be produced and implemented to avoid a reduction of long-term tree cover. It should include:

(i) 0.1095ha of woodland infill planting at a density of 2500 trees per hectare (i.e. 274 trees). This should ideally be contiguous with existing woodland. It should also include understorey planting to improve overall structure and quality.

4.16 Provision should be made for the maintenance of new planting in accordance with British Standard 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and replacement of failures for a period of at least 5 years.

Tree Safety Inspections

4.17 A regime for the regular inspection and management of trees within W2 should be produced and implemented. The main purpose is to assess and manage risk associated with hazardous trees.

4.18 Landowners owe a legal duty to take reasonable care to avoid reasonably foreseeable risk of injury to persons or property.

4.19 Overall, the risk of death or serious injury caused by tree failures in the UK is extremely low, broadly tolerable, and many times less than the threshold regarded as 'trivial'[31]. However, the risk associated with an individual tree may be much higher and unacceptable, especially in the context of the proposed quad bike track.

4.20 At the most basic level, risk management comprises a competent survey, works recommendations, and the timely implementation of those works. This process must also be repeated at an appropriate frequency because trees and land use are dynamic. The frequency of re-inspection is an expression of confidence in the condition of each tree or group and the validity of the survey data.

4.21 A suitable inspection regime should be established based on the final proposals in consultation with an arboriculturist.

[31] HSE

APPENDIX A: Arboricultural Survey Data

APPENDIX A: Arboricultural Survey Data Sheets

Surveyor Heather Eilbeck
Survey Date 05.03.2020
Site Carr Hall, Langho
Drawing Ref D8117.001

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in response to the survey	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
Trees																	
T1	Norway spruce	7.0	0.2	130	1	1.0	1.0	1.0	1.0	1.0	N	Middle Age	Good	Planted tree in circular walled raised bed.		C ,1	Long
T2	Blue Atlas cedar	6.0	1.0	200	1	2.5	2.0	2.0	2.5	1.0	N	Middle Age	Good	Planted tree in circular walled raised bed. Remnant stub of pruned lowest limb.		B ,1	Long
T3	Lawson's cypress	5.0	0.2	*180*	1	1.0	1.0	1.0	1.0	0.5	E	Middle Age	Fair	Planted tree in circular walled raised bed. Slightly chloratic foliage.		B ,1	Medium
T4	Common alder	*8.0*	2.5	*600*	1	5.0	6.0	*6.0*	*5.0*	2.0	SE	Mature	Fair	Tree in adjacent field that slopes down to the west. Large occluding basal wound on south side. Squat, but good rounded form with fairly even canopy spread. Restricted inspection due to access. Some epicormic growth.		B ,1	Medium
T5	Pedunculate oak	8.0	2.0	570	1	4.0	8.0	*8.0*	3.5	2.0	W	Middle Age	Fair	Tree located on steep hill with fence line and shallow ditch to east. Heavily leans to south-east and canopy is heavily biased to south and east. Limb failures of reasonable size with associated tearing wounds. Bifurcate at 2m. Large limb of southern stem has previously removed to south. Remaining stem to south is a fusion of 2 stems that have twisted together historically, 1 has then died back leaving remnant deadwood evident. Remaining canopy physiologically healthy. Large basal cavity with some degradation leading up into cavity of hollowing stem.		C ,1	Medium
T6	Pedunculate oak	10.0	1.0	630	1	6.5	10.0	7.5	6.0	3.0	W	Middle Age	Fair	Tree located on steep hill. Squat form with canopy biased to south. Remnant stubs from pruning and deadwood failures. Deadwood up to 120mm diameter. Fusing included unions and crossing limbs throughout. Physiologically healthy canopy.		B ,1	Long
T7	Common alder	7.0	0.0	540	1	3.5	3.0	4.5	3.5	0.0	W	Middle Age	Fair	Tree located on steep hill. Heavy epicormic growth at base. Large basal cavity leading up into hollowing stem with degradation and some decay evident. Canopy is physiologically healthy. Minor deadwood.		C ,1	Medium
T8	Pedunculate oak	8.0	1.0	620	1	5.5	5.0	5.5	4.5	2.0	N	Middle Age	Good	Tree located on hill. Bifurcate at 3m. Twisting north-eastern stem and some branches to south. 1 twisted stem to south has burring at kinked point. Squat form with fairly well-rounded canopy. Lowest limb has small cavity on upper surface which appears to lead into a hollowing limb, but unable to assess fully due to height. Physiologically healthy canopy.		B ,1	Long
Groups																	
G1	Himalayan birch, Lime species, Rowan	3.5 to 5	2.0	80 to 110	23							Young to Middle Age	Good	Linear group of planted trees adjacent to fence line. Some staked and tree tied.		C ,2	Long
G2	Common alder, English holly	6 to 6.5	0.0	75 to 300	4							Middle Age	Fair	4 trees on steep hill adjacent to ditch. Middle alder in group has nectria cankering around wound, has large epicormic stems at base, a remnant stub from failed deadwood and the stem kinks north-west.		C ,2	Medium
G3	Common alder	3.5 to 5	0.0	60 to 110	*35*							Young	Good	Area of young self-set trees adjacent to small stream that is located within reasonably deep ditch. Bund to north of group. Some multi-stems.		C ,3	Medium
G4	English holly	4 to 5.5	1.5	120 to 150	5							Middle Age	Fair	Small group of holly adjacent to wall between access road and stoned area. Some dieback of upper canopies evident.		C ,3	Short

APPENDIX A: Arboricultural Survey Data Sheets

Surveyor Heather Eilbeck
Survey Date 05.03.2020
Site Carr Hall, Langho
Drawing Ref D8117.001

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in response to the survey	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
Woodlands																	
W1	Common alder, Common ash, Common hawthorn, Downy birch, English holly, Pedunculate oak, Sycamore	2.5 to 15		50 to 700	*200*							Mixed Age	Mixed	Woodland group on hill. Trees are reasonably well spaced with patches of understorey and open areas of canopy. Undulating ground throughout. Some fallen and uprooted trees and failed limbs of varying size. Heavy epicormic growth around bases of some alder. Witches brooms evident in some birch canopies. Several wet areas, streams and drainage channels throughout wood. Varying ditch and channel depth. Predominantly middle aged with some larger, mature trees within. Deer sighted within group. Stone track up to wind turbines goes through wood at western end. Occasional dead or moribund tree. Deadwood throughout of varying size as expected in this type of habitat.		B ,2, 3	Long
W2	Common alder, Common beech, Downy birch, English holly, Pedunculate oak, Scots pine, Sycamore	3.5 to 18		75 to 840	*200*							Mixed Age	Mixed	Woodland located on westernly inclined slope with 2 watercourses running through wood. Wet ground with reeds and moss present throughout and little understorey. Large open areas of canopy and open space between trees. Some larger and mature specimens within group. Occasional dead or moribund tree. Occasional fallen trees. Occasional tree with dieback of upper crown and larger deadwood. Some mechanical wounding of trees and failed limbs, particularly to west of wood at bottom of slope. Occasional tree with basal cavities and wounds. Overall condition of wood is reasonably good. Undulating ground throughout. Largest watercourse within wood and largest change in ground level is to the west where a large ditch is situated. Predominantly broadleaved trees with occasional Scots pine. Wide, well used access track goes through the group to the west. Spoil piles located in south-western corner. Stream along western edge. Two recently mulched stumps within wood in close proximity to tree bases to west. Some spoil piled up around or close to tree bases to west. Some surface rooting in wet areas. Area to south-west has been scraped of vegetation with some exposed roots of varying size evident and some damage.		B ,1, 2	Long

APPENDIX B: Survey Method

APPENDIX B: Survey Method

The survey of trees is conducted from ground level only. The nature of the soils on site is not assessed.

Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of survey.

The following features of each tree, group of trees or wood may have been recorded in the Arboricultural Survey Data Sheets at Appendix 1.

Species The common name is given. The Latin name may also be given if further clarification is required.

Height Top height of tree recorded in metres.

Stem Diameter For single-stemmed trees the measurement is taken at 1.5 metres above ground level and recorded in millimetres.
For multi-stemmed trees an average all stems measured at 1.5m above ground level is used.
For tree groups a range from minimum to maximum diameters is provided based on measurements taken using one of the aforementioned methods.

No. of Stems A count of stems arising below a height of 1.5 metres.

Crown Spread The N, S, E and W branch spreads are recorded in metres to provide a representative crown shape.

Height of Lowest Branch
Crown clearance above ground level recorded in metres.

Direction of Lowest Branch
The direction of growth of the first significant branch from the point of attachment.

Maturity

Young	Trees that can reasonably be relocated or replaced like for like, without undue cost;
Middle Age	Trees in the established growth stage of their life with the potential to continue increasing in size;
Mature	Trees that have reached their ultimate size, given their location and surroundings;

Condition **Good, Fair, Poor.** An overall assessment of a tree's physiological and structural state in which factors that may increase its susceptibility to the effects of development are taken into account.

Veteran. Trees that are in such a condition as to significantly increase their biological, cultural or aesthetic value. This is characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Comments A brief evaluation and description of the tree with comments on form, vitality, health and any significant defects or symptoms of ill-health.

BS 5837 Tree Quality Assessment
The tree quality assessment is based on Table 1 of BS 5837:2012 (See below). Four categories (A, B, C and U) are used to denote tree quality (A= High, B = Moderate, C = Low, U= Unsuitable for retention). Subcategories (1-3) denote the specific function value of the trees and the reasoning behind the allocation of a specific category (the subcategories may be used in combination but do not accumulate collective weight).

Root Protection Area (RPA)
The RPA is allocated to ensure that a sufficient area is left undisturbed during development. It is provided as an area (m^2) and as the radius of a circle (m) typically plotted from the centre of the stem.

The RPA is calculated using a mathematical equation included in BS 5837:2012 (Section 4.6 and Table D.1) and is based on a trees stem diameter. In some cases the RPA may need to be adapted to best reflect the likely area and position of roots required to ensure survival; this may be based on criteria such as the tree's condition, species, crown spread and any barriers to growth. Any alteration must be justifiable but is made at the Arboricultural Consultants discretion.

Recommendations
Recommendations for arboricultural works, etc. are based on the **current** land use, and take into account the tree or group attributes without bias to the proposed development.

Estimated Remaining Contribution
An estimation of the life expectancy as healthy functioning tree. This will be influenced by species and the condition of the tree at the time of survey.

Long	> 40 years
Medium	20 – 40 years
Short	less than 20 years

APPENDIX B: Survey Method

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 4.5.7.*			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2

British Standards Institute (2012) *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.* p.9

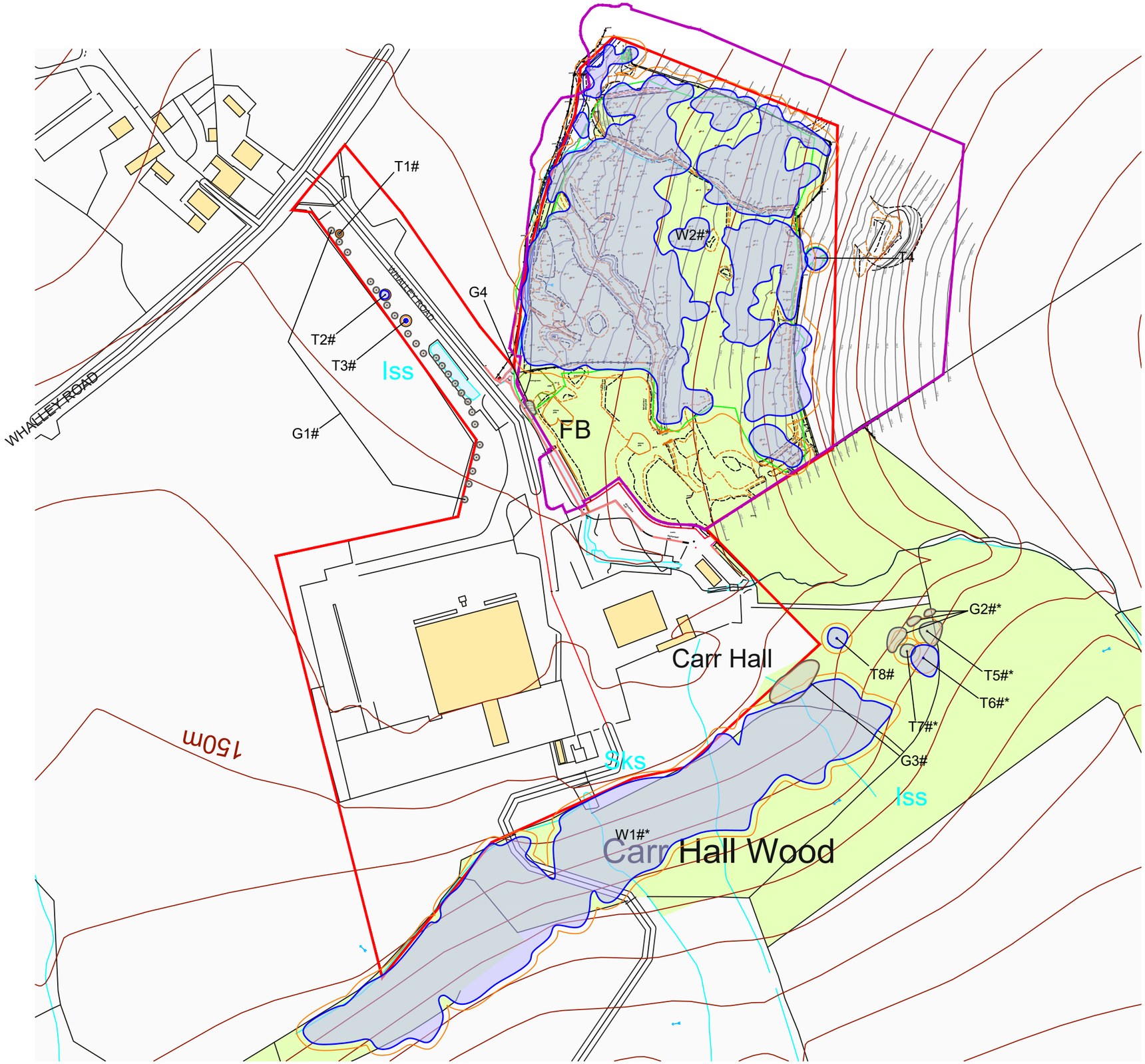
NOTES:

All young trees are assessed as quality category 'C' but this does not preclude their retention within a development.

For hedges the height, canopy spread and number of stems is recorded but they are not assigned a quality category.

DRAWINGS

Drawing 1 - Tree Constraints Plan
Drawing 2 - Tree Works
Drawing 3 - Arboricultural Method Statement Heads of Terms



KEY

[This drawing must be reproduced in colour]

- T1/G1/W1 Trees
- Root Protection Area (RPA)
- Survey Boundary
- Phase 1 Application Boundary
- # Approximate location (Feature not shown on supplied topographical survey)
- * Tree Preservation Order 7/19/3/216 (Carr Hall Woodlands, Off Whalley New Road, Wilpshire, Tree Preservation Order 2020)

Tree Quality Categorisation
(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)
- Hedgerow (Not categorised)

NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).

Woodland W1 extends further east, south and west than the area shown depicted on this drawing.

Rev	Description	Drawn	Approved	Date
A	Updated with Phase 1 topographical survey	HEE	JGS	03.07.2020

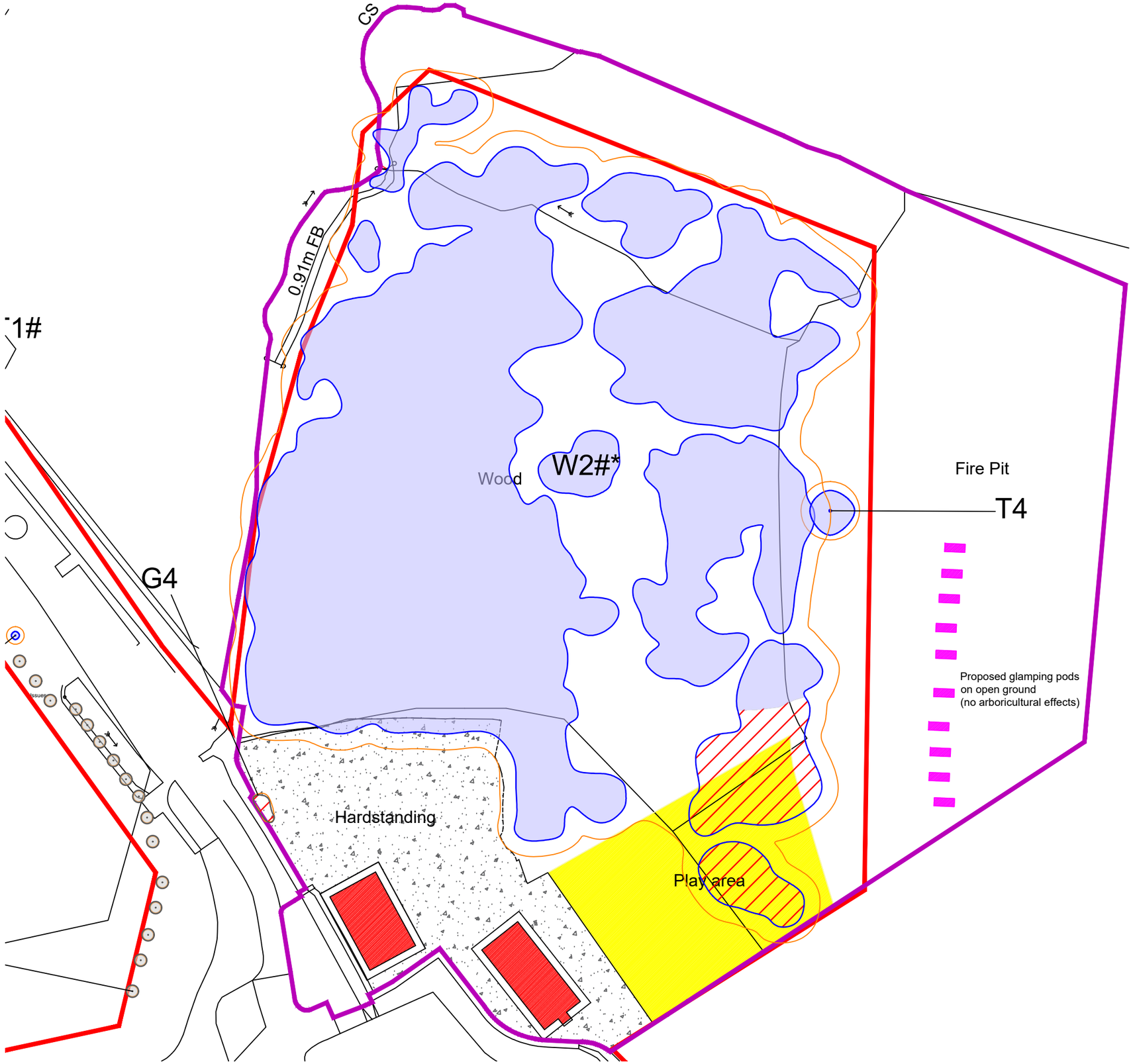
THE ENVIRONMENT PARTNERSHIP
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Carr Hall, Langho Phase 1
Arboricultural Impact Assessment

Title
Drawing 1: Tree Constraints Plan [BASELINE]

Drawing Number
D8117.001

Drawn	Checked	Approved	Scale	Date
HEE	AAB	JGS	1:2,000 @ A3	09/03/2020



KEY

[This drawing must be reproduced in colour]

T1/G1/W1 Trees

Root Protection Area (RPA)

Survey Boundary

Phase 1 Application Boundary

\# Approximate location
(Feature not shown on supplied topographical survey)

* Tree Preservation Order 7/19/3/216
(Carr Hall Woodlands, Off Whalley New Road, Wilpshire, Tree Preservation Order 2020)

Trees to be retained and protected

Category B
(Moderate quality)

Category C
(Low quality)

Proposed tree and hedgerow works

Trees to be removed
(Canopy outline denotes tree quality category)

NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).

Rev	Description	Drawn	Approved	Date
A	Updated proposals	HEE	JGS	14.07.2020

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Carr Hall, Langho Phase 1
Arboricultural Impact Assessment

Title
Drawing 2: Tree Works Plan [EFFECTS]

Drawing Number
D8117.002

Drawn	Checked	Approved	Scale	Date
HEE	RMG	JGS	1:1,000 @ A3	01/07/2020

Arboricultural Method Statement Heads of Terms

Construction activities proposed within the Root Protection Area of retained trees based on the proposed layout are highlighted opposite. Further information and assessment on the following elements will be required in the form of an Arboricultural Method Statement, as a minimum, to ensure adequate protection is afforded to trees during and post construction.

(a) An arboriculturist should be appointed to prepare the Arboricultural Method Statement prior to development commencement. They may thereafter be required to supervise certain activities as specified by the Method Statement.

(b) Detailed methods should be specified for the implementation of construction in proximity to retained trees determined in consultation with other project specialists.

(c) The build programme and site logistics plan should be reviewed in relation to retained trees.

(d) Utilities and drainage information should be reviewed in relation to retained trees.

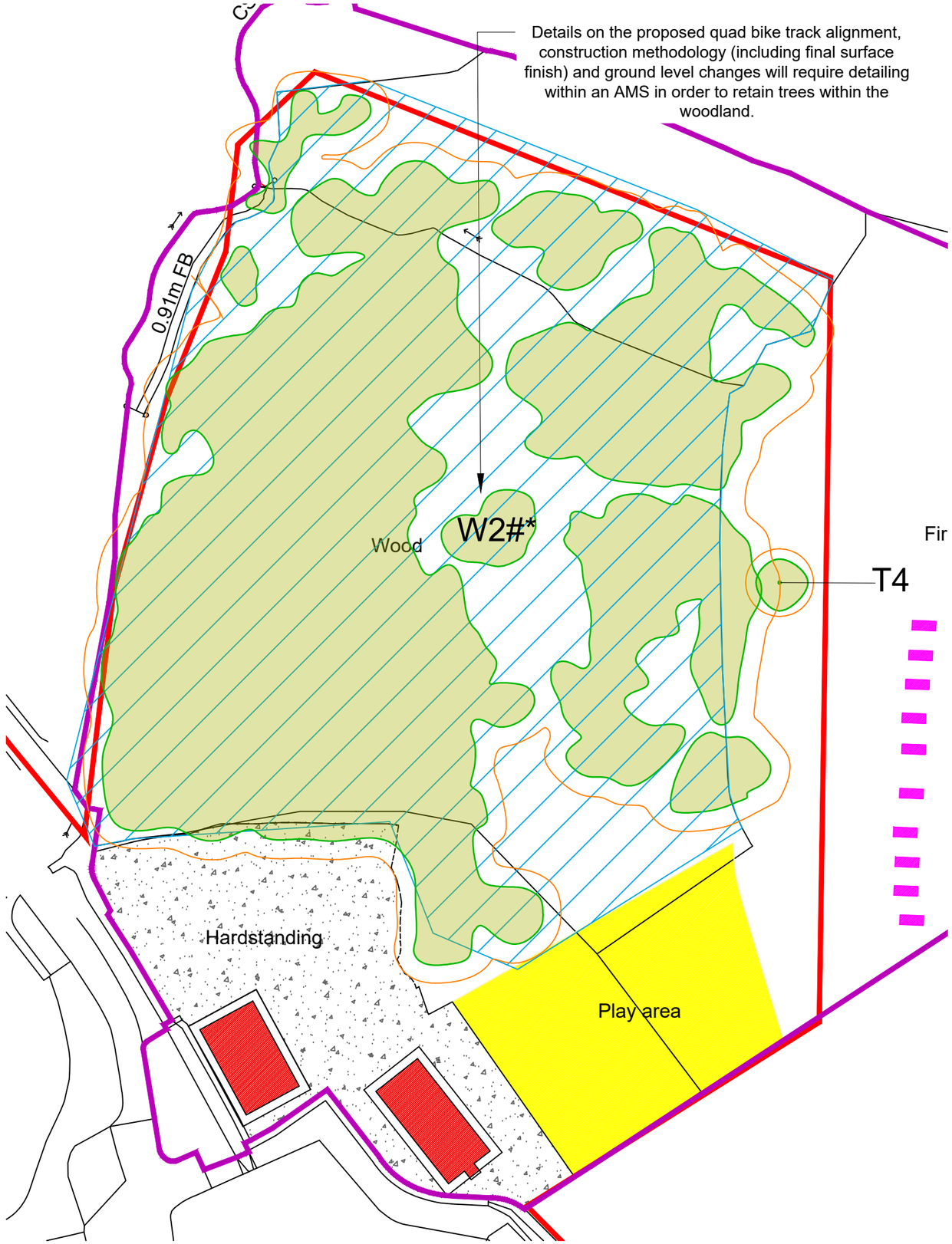
(d) Levels information should be reviewed in relation to retained trees.

(e) The alignment and specification of temporary protection measures for the satisfactory retention of trees during the build phase (barrier fencing and ground protection) should be specified.

(f) Details of general precautions that should be exercised during the construction phase to minimise impact on retained trees should be provided.

(g) A system of monitoring and compliance of contractor performance, materials and workmanship according to the AMS should be established.

(h) The AMS should be submitted to the local planning authority for approval and implemented in full.



KEY

[This drawing must be reproduced in colour]

- T1/W1 Retained trees and woodland
- Root Protection Area (RPA)
- Survey Boundary
- Phase 1 Application Boundary
- # Approximate location (Feature not shown on supplied topographical survey)
- * Tree Preservation Order 7/19/3/216 (Carr Hall Woodlands, Off Whalley New Road, Wilpshire, Tree Preservation Order 2020)
- Proposed location of quad bike track and glamping pods

NOTES:

This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).

Rev	Description	Drawn	Approved	Date
A	Updated proposals	HEE	JGS	14.07.2020

TEP | THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Carr Hall, Langho Phase 1
Arboricultural Impact Assessment

Title
Drawing 3: Arboricultural Method Statement Heads of Terms Plan

Drawing Number
D8117.003

Drawn	Checked	Approved	Scale	Date
HEE	RMG	JGS	1:1,000 @ A3	01/07/2020

THE ENVIRONMENT PARTNERSHIP

HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

MARKET HARBOROUGH

No. 1 The Chambers,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London,
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com