
YEW TREE AND GARDENS

Client: Bowland Wild Boar Park
C/O Rural Futures NW Ltd
– Bowland Wild Boar Park,
Chipping, Lancashire

ARBORICULTURAL IMPACT ASSESSMENT
FOR PROPOSED LODGE DEVELOPMENT AND MANAGERS UNIT

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Overview

1. The attached plans and information are intended to provide an assessment of existing tree stock, projected impacts upon existing trees and guidance for the protection of trees during the construction of a development of lodges and an associated manager's accommodation unit.
2. We undertook a survey of the trees and surrounding site on 27/01/2020 as detailed in the attached tree schedule.
3. The site is not located within a Conservation Area, we are not aware of any Tree Preservation Orders within the site. Given the small size and young age of the trees they would not be subject to felling licence constraints.
4. The entirety of the survey area is comprised of an area of woodland planting. Satellite imagery (Google Earth Pro) indicates that prior to 2003 the site was permanent agricultural grazing land.
5. The majority species within the planting is Common Ash, as indicated in the attached plans and illustrated in the attached images, there are significant areas of the site where the planting has been almost entirely composed of Ash. In the remainder of the site Ash has comprised the majority species within the planting. An area towards the Eastern boundary of the site has higher densities of Silver Birch and a linear grouping of Silver Birch is located along the Northern Boundary of the site.
6. At the date of our survey in January 2020, the Common Ash are in uniformly poor condition with in excess of 90% of trees being either dead or having extensive dieback. This is due to infection by Ash Dieback. As the Common Ash forms the majority, and in some areas the entirety of tree stock this means that the planting has completely failed in significant sections of the site.
7. In addition to the diseased Ash, a number of other elements of the planting have not successfully established. A significant proportion of the multi stemmed Goat Willow have suffered partial root plate failure and the Rowan have extensive bark loss from grazing damage. Occasional Sessile Oaks have established more successfully and areas with higher densities of Birch have similarly better establishment rates.
8. The proposed development is located within Area A1 with the majority of lodges being indicated within the section of the site which has the highest failure rates of Common Ash. The proposed development would not require the removal of any trees of significant retention value with the majority of areas being largely comprised of dead / dying trees.
9. The indicative proposed development will not lead to any conflict with or impacts upon the woodland area to the East. An estimated separation of over 10m is shown between the boundaries of the woodland to the East and the closest development locations. A final detailed layout could achieve 12m separation to any mature trees and given the nature and location of the development this should be achievable within the site.
10. Where individual trees or clusters of trees in A1 are in better condition it may be possible to retain these through a combination of final positioning of the lodges and the use of tree protection barriers.

Overview (continued)

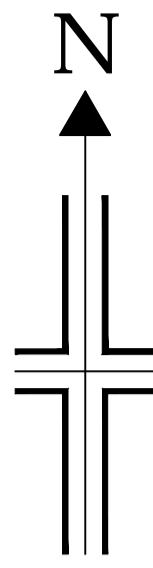
11. The final location of the proposed sewage treatment plan and plant room / battery store may similarly be adjusted on site to achieve best fit with any retained trees. Where underground services need to pass through younger age class trees i.e. the northern edge of the site, then this may be achieved through small sections of hand digging and protective fencing.

12. The proposed development would provide an opportunity to establish replacement / additional planting for the large volume of dead trees currently present in the site.

13. Suitable tree planting should be biased towards native species such as *Alnus glutinosa* (Common Alder), *Quercus petraea* (Sessile Oak), *Betula pendula* (Silver Birch), *Prunus avium* (Wild Cherry) would be appropriate for the site and location. A focus on a higher proportion of Alder is recommended.

14. The proposed development would not entail the removal of any trees with notable identified retention values. It would not impact upon any significant mature tree stock and would not create any future conflict with or pressure upon mature trees / woodland. An opportunity exists for replacement planting to be incorporated within any development scheme.

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations / development	RPR m	RPA m ²	Category
A1	Alnus glutinosa (common Alder), Salix Caprea (Goat Willow), Quercus petraea (Sessile Oak), Prunus avium (Wild Cherry), Acer pseudoplatanus (Sycamore), Sorbus aucuparia (Rowan),	J to SM	ave 50-90	<6	1	<3	<3	<3	<3	Poor	<10/10+	Area of previous planting which is largely composed of Common Ash, average size of Ash is 50mm DBH with some trees up to 90mm DBH. At the time of our survey we estimated that in excess of 90% of the Ash are suffering from Hymenoscyphus fraxineus (Ash dieback). These trees were in very poor condition with the majority being either entirely dead or likely to be so within 1 to 2 years. Occasional Cherry <80mm DBH, Scattered Sessile Oak <110 DBH and no more than 1:50 component of planting mix. Goat Willow have suffered extensive grazing damage to stems with a large number having experienced a root plate failure. Very occasional Rowans are small and shrubby formed <20mm DBH. Area 1 on tree location plan is approximately 90 % Ash with the majority of these trees being dead or dying. Area 2 has a majority composition of Ash in similar condition to above. Margins of site towards East and North have highert densities of Silver Birch / Goat Willow which are better established.	Area requires extensive / widespread removals and replanting irrespective of development. The proposed development would not require the removal of any trees with significant retention values. The development would provide an opportunity for replacement planting to be undertaken	1	3.66	U/C2
W1	Quercus petraea (Sessile Oak), Acer pseudoplatanus (Sycamore), Alnus glutinosa (Common Alder), Fraxinus excelsior (Common Ash)	M	Ave <800	18	3	<8				Good	40%	Area of mature woodland to East of development.	Outside of development area, no impacts on W1 if all elements of development are located at 12 m + from closest mature tree locations.	9.6	289.57	A2



Proposed area for bin store / refuse collection point

ex car parking area

Iron-age roundhouse

Area 1 Ash over 90% of tree stock

Higher density of Silver Birch

Proposed managers accommodation, subject to separate planning application

Proposed sewage treatment plant to serve lodges

Proposed plant / battery store room to serve lodges

Existing camping pods

Bowland Wildboar Park and Education Centre


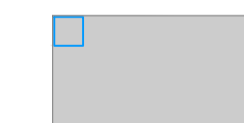

Holme Barn

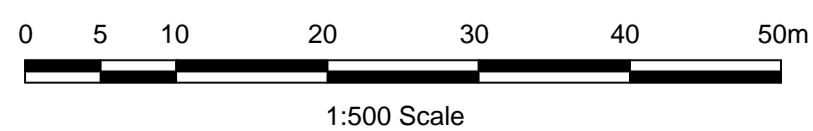
New Ground Wood

Area 2 Ash up to 75% of tree stock

Higher densities of Silver Birch with occasional Goat Willow

KEY

-  lodge unit approx 6.7m x 12.8m
-  decking area around each lodge approx 9.7m x 17.6m
-  parking area grasscrete or similar



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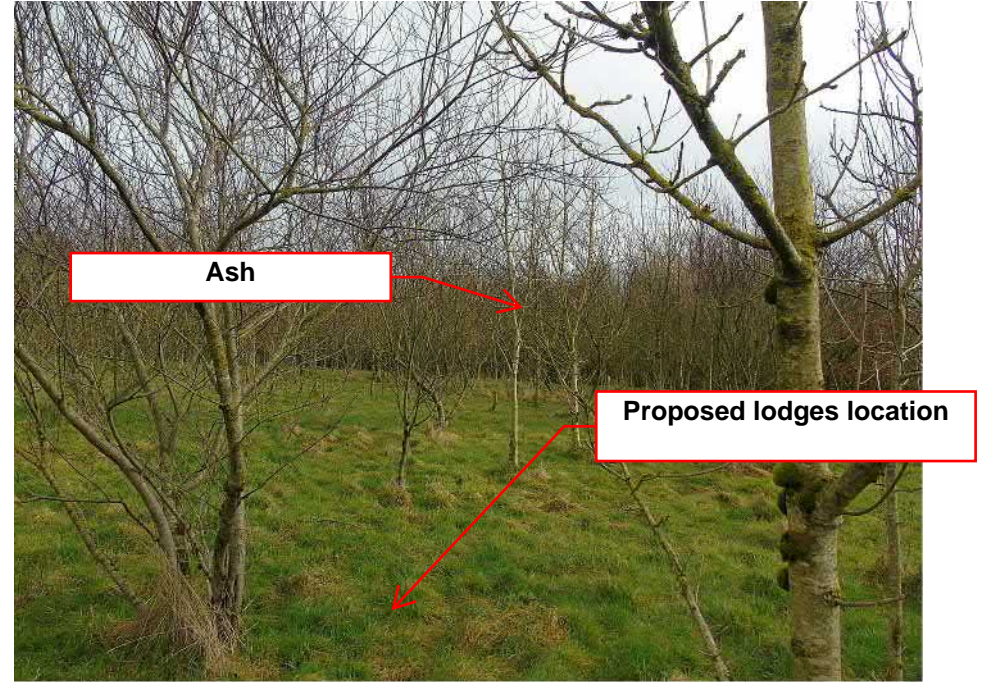
Bowland Wild Boar Park			
Proposed New Lodges Bowland Wild Boar Park, Chipping		Scale 1:500 @ A1	
Site Layout as Proposed		Drawn DME	Checked DME
www.psadesign.co.uk mail@psadesign.co.uk		Drwg No. A3239-PL04	
PSA DESIGN <small>engineering your environment CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT</small>		Date May 2020	
PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel: 01772 786066 Fax: 01772 786265		Rev. a	

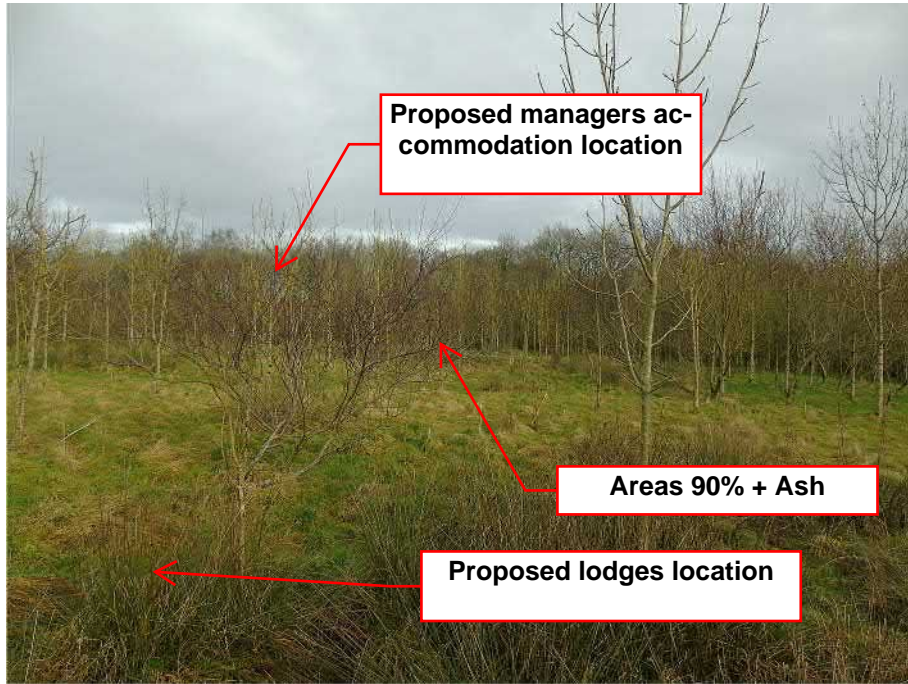
Proposed development: Bowland Wild Boar Park

Google earth overlay: Satellite image date 2018

Write a description for your map.





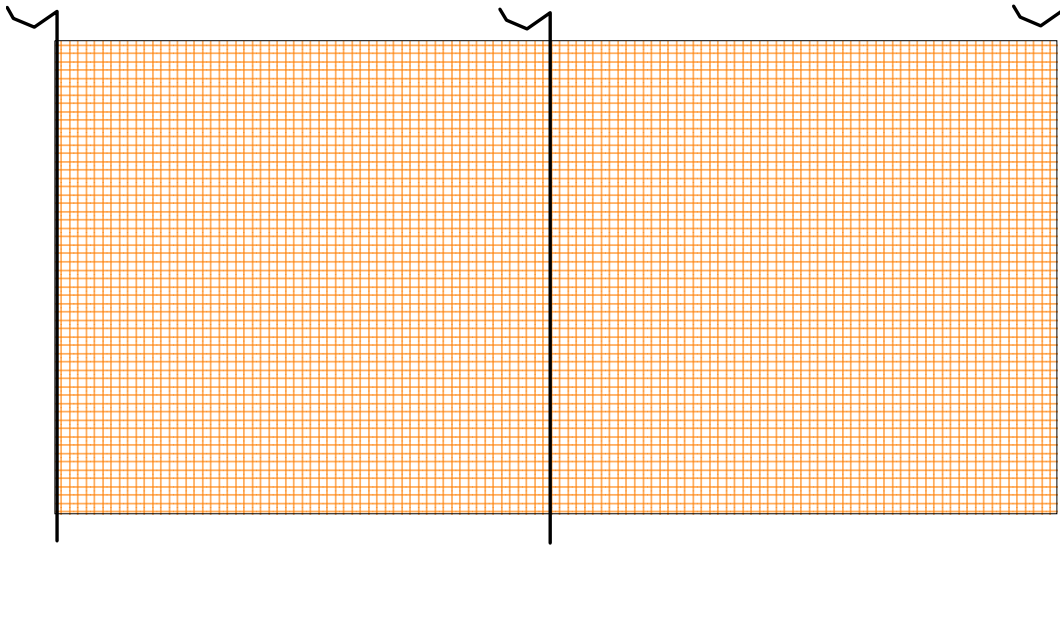


METHOD STATEMENT

General Principles to Avoid Damage to Retained Trees

1. No protective measures are required within this site
2. An indicative list of recommended practices during construction phase is listed below:
3. Once installed tree protection must remain in place and be observed at all times.
4. No fires within 10m of the crown of any retained trees.
5. Soil levels in rooting areas to be retained with minimal level changes, no greater increases than 300mm from existing levels.
6. No cement mixing/washout to take place within 15m of any retained trees.
7. No chemicals, bitumen etc. to be stored within 10m of any retained trees.
8. Any spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas to be reported to project supervisor.

Tree protection barrier



Signage to be affixed to barrier

