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ARBORICULTURAL CONSULTANT

***Arboricultural Impact Assessment
Incorporating Arboricultural Method Statement & Tree
Protection Plan.***

Site;

***Proposed Holiday Lodge Development, Land at
Morans Farm, Pendleton Road, Wiswell.***

Architects:

ADM Design.

Tree Survey and Methodology

A tree survey of trees within or immediately adjacent to the site was prepared on the 16th September 2020 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed topographical survey had also prepared upon which all relevant tree survey information has been imported to produce the Tree Survey Plan. Information has also been overlaid on the Site Layout and landscaping Drawing No: ADM/20/34/01 prepared by ADM Design.

The survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. If a more detailed assessment / inspection of any particular aspect was deemed necessary, it has been noted in the survey schedule. No aerial inspections or invasive probings or drillings have been undertaken.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

- 1. CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long term contribution to the area.*
- 2. CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
- 3. CAT C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
- 4. CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value which it might be desirable to preserve.*

Management recommendations have been indicated where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some development is proposed.

General Description of Site and Surroundings

The site and surroundings have been illustrated in detail within other plans / submissions.

In respect of arboricultural issues, trees exist predominantly around the perimeter of the site with items being both within and outwith the site.

The site is presently occupied by a series of abandoned farm buildings and associated hard standings – all of which are proposed to be demolished and removed leaving clean ground.

There are also significant changes in levels from the front to the back of the site with graded slopes having been formed to achieve the transitions.

An inspection of the site will indicate that the majority of trees within the local environment are in the early mature / mature age category with no obvious replanting having been implemented within recent times

Soils within the area and / or the site have not been analysed however, the successful establishment of trees within the area indicate soils are probably within the neutral to acid range and not waterlogged. The size and growth rates of the general tree population also suggest that soils are reasonably fertile and the local microclimates relatively mild and / or sheltered.

Description of Proposed Construction

All such issues have been fully addressed in associated submissions prepared by ADM Design.

Effectively the site will be cleared of the abandoned buildings and associated hard standings all of which will also have an impact upon some trees necessitating their removal.

The presence of the buildings and retaining structures will also have had a significant constraint on expected root protection areas in particular, the large retaining wall to the front of the site which, together with associated hard surfacing to the buildings and yards beyond, will have effectively constrained any significant tree root growth from T1 & T2.

Designation Relating to Trees

It is not known whether any of the trees under consideration are covered by a Tree Preservation Order or Conservation Area Order.

As such, no works – if indeed any are required, should therefore be undertaken without due notification to and consent from the Local Authority.

The potential effect of construction on trees whether statutorily protected or not is a material consideration that is taken into account in dealing with planning applications.

Although items may possibly be afforded statutory protection, such an order imposes no duty on the owners of the tree affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' discretion, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

Management of the various trees identified appears to have been non-existent in recent years.

Some random pruning may have been undertaken to maintain acceptable clearances over the site or highway, but it would be expected that any such operations will only have been on a random basis.

Various trees exist outwith the site where, they do have some branch overhang and are located in several instances where displacement of boundary features is occurring or would be reasonably expected within a foreseeable period. Some items are also in poor / declining condition due to issues such as *Hymenoscyphus fraxineus* – Ash die back.

The presence of trees in locations close to dwellings, access roads and third parties does generate a safety obligation and such issues may necessitate future management requirements. It is probable however that any such works will only be implemented as and when deemed necessary.

The existing understorey consists of rank grass and ruderals. Site levels are variable and do restrict access.

The location of the trees to the boundaries has permitted the creation of a relatively spacious open central environment with acceptable sunlight penetration from the south and west.

Implications of Development

1. Direct Loss of Trees.

To undertake the demolition, ground remediation and construction of the new access, the following trees will require removal;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	T3, T7 & G3	2 trees and 1 group.
Cat – U Poor Quality	T4 & T6	2 Trees

There will therefore be a minor impact upon the visual amenity currently afforded when viewed from public areas outside the site.

2. Indirect Loss of Trees

It is not considered that there will be any indirect loss of trees.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

No impacts will again therefore be caused.

3. Pruning / Felling of Trees.

It has been recommended within the appended Tree Survey that some management of the identified trees is undertaken in accordance with sound Arboricultural principals. Such works could be reasonably considered regardless of development to improve the quality of the material present, facilitate access for grounds / boundary maintenance and simply permit the area to be more readily utilised or enjoyed by any owners.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T1 & T2	2 trees.
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There could therefore be a very minor / negligible impact upon the visual amenity currently afforded when viewed from public areas outside the site. However, such works are recommended regardless of development and will be a positive commitment to the future viability of the treescape.

4. Indirect Impacts on Trees during Proposed Construction.

There are potential impacts upon all trees within the site;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T1 & T2	2 trees
Cat – C Low Quality	T5, G4 & H1	1 tree, 1 group & 1 hedge.
Cat – U Poor Quality	G1 & G2	2 groups.

Any potential impacts can however be readily mitigated by utilising appropriate methodologies all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer.

Discussion.

Any submitted Statement to identify the methodologies for the construction of the Lodges and associated access would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- All such issues have been discussed in detail in the included draft Arboricultural Method Statement and Tree Protection Plan.
- The Method Statement, as per guidance within BS5837 is effectively in draft form but, to advise the Council of all relevant issues it has been expanded as far as reasonably possible to clarify the processes.
- In summary it is proposed that;
 - Any tree felling and pruning works are implemented before any demolition / clearance or construction activities commence on site.
 - Tree protection fencing will be afforded during all stages of the demolition, remediation and development to ensure that any potential impacts upon the expected root protection areas of retained trees is avoided. Fig 3a specification fencing has been recommended due to the small scale of the construction and the existing constraints to be retained on site.
 - Due to the small scale of the scheme proposed, delivery of materials can be readily controlled, on site storage minimised, and welfare facilities simply located.
 - Foundations will all be outside expected root protection areas of retained trees. As such standard pad foundation construction would be acceptable.
 - Services into or out of the site would be expected to follow the new main access or existing routes.
 - The provision of a Project Arboriculturalist has been proposed within the Method Statement should the LPA consider that such a provision is required to ensure correct tree management.

Effectively therefore, any potential harmful impacts can be effectively avoided.

By appropriately considering the retained trees and utilising appropriate accepted methodologies any potential tree damage/disturbance can be avoided so as to maintain an attractive visual amenity.

Indirect Construction Impacts in General.

As stated previously there will be no indirect impacts on retained trees by the proposed works.

However, it may be suggested that the proposals bring habitable structures in relatively close proximity to trees and as such conflicts could occur.

In reality however the proposed Lodges are only for short term occupation, occupiers will have no concerns as to long term nuisance from say seasonal leaf fall or similar and it is not considered that any perceived threats would arise.

Requirements for pruning or possible felling of trees may occur at some time in the future for good arboricultural reasons but, it would be expected that operations would not proceed without consent from the Council. Should any felling be implemented it would be expected that replanting conditions would be imposed.

The implementation of normal tree management plus overall change of usage of the site will therefore have a neutral to positive impact on the continuation of the tree cover.

Proximity of Trees to Structures.

The Lodges and associated access have been designed to adhere to guidance within BS5837:2012 in that they are constructed outside the expected root protection areas of adjacent trees.

As indicated on the Site Layout Drawings, space does exist to allow future growth of the retained trees although the retained trees are generally in the mature age category and substantial increases in size / spread would not be expected within the garden area.

Having stated that, pruning of trees can be reasonably undertaken with if necessary, consent from the LPA and no detrimental operations would be expected.

Furthermore, if pruning was required / implemented, directional pruning techniques would significantly reduce regrowth towards structures or whatever and the necessity for further pruning would therefore be substantially reduced.

We have been advised that the fenestration and design of the Lodges will ensure good light availability and the indicated outdoor environments will also receive good sunlight penetration.

In respect of the indicated shadow patterns on the submitted Tree Survey Drawings, these demonstrate that shade is unlikely to be of concern and again, it should be noted that the Lodges are only for short term occupation.

The presence of trees and their seasonal variations, their ability to encourage and support wildlife within close proximity of living environments and their simple natural presence are all positive and welcome assets and of benefit to the proposals.

Perceived threats and shade are not therefore considered to be an issue.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, where conflicts are considered possible, these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

In consideration of the foregoing assessments, it is considered that there will be neutral impacts caused to retained trees by the proximity of the Lodges or vice versa.

Services

The location of services into or out of the site would be expected to simply extended along the new main access route and will therefore have no impact upon the expected root protection areas of the retained trees.

Should any services be required elsewhere, suitable methodologies and technology can be utilised to avoid the potential of any root damage or losses.

There will therefore be neutral impact caused by the provision of services.

Post Construction

Should the Lodges be constructed, trees will become managed as part of the overall local environment to improve acceptable levels of safety and accessibility. Such actions will also promote tree health and viability and will maximise the potential of the treescape.

Replanting will also be implemented to both diversify treescape and improve age category mixes.

It is therefore considered that there will be no post development pressures resulting in impacts on the future potential of the local treescape.

Landscaping Proposals.

Replacement planting is proposed as indicated on the Site Layout & Landscaping Plan.

It would be expected that appropriate conditions will be attached to any approval. These would normally incorporate both management of the existing vegetation and new planting of trees sympathetic to the environment and to the benefit of the new development.

It would be expected that in accordance with normal conditions a five-year replacement requirement will be included for any items that fail to thrive.

All such operations will diversify the landscape, introduce a much needed new age category mix and promote wildlife by the production of flowers and fruits.

The implementation of new / replacement planting will provide a moderate beneficial impact to the environment.

Conclusions

From the foregoing information it can be reasonably concluded that only four poor quality trees and one similar group require removal for construction of the proposed Lodges and associated access.

Retained trees have been identified as being at potential risk from indirect impacts but, it has been comprehensively indicated that with appropriate methodologies, site management and communications all such risks can be prevented and an acceptable development achieved.

All operations can be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval should it be considered necessary.

The design and layout of the Lodges has considered all arboricultural issues and will permit the construction to proceed without conflict with retained trees. The juxtaposition of the structures to trees will have no material impact, the need for regular pruning regimes can be avoided, and seasonal nuisances minimised.

Light availability to the main aspects of the Lodges have also been considered and fenestration and internal layouts together with spacious outdoor areas will ensure an attractive living environment.

All services can be connected and / or installed without impacting upon the retained trees.

Post construction impacts have been considered which indicate that the treescape can be positively managed should approval be forthcoming resulting in improved management to the benefit of the health and viability of the local treescape.

Landscape planting has also been proposed to commence improvements to the immediate environment.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed development proceed there is likely to be a material benefit to the future viability of the treescape.

Iain Tavendale F.Arbor.A

November 2020



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

PROPOSED HOLIDAY LODGE DEVELOPMENT.

LAND AT MORANS FARM, PENDLETON ROAD, WISWELL.

METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.

ABOUT THE METHOD STATEMENT

This method statement has been prepared to ensure that the trees indicated for retention are properly protected throughout the development and continue to represent a visual amenity in the future. It is intended to instruct the contractor on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998;2010 Tree Work - Recommendations and be undertaken by an approved arboricultural contractor. Any development affecting trees should be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

Note: In accordance with Annex B - Trees & the planning system Table B1 (BS5837) This Method Statement is provided as additional information to the Local Authority and identifies further details that the Authority might reasonably seek in a Planning Application when any construction is proposed within (or close to) the root protection areas of retained trees. **The Standards advise that a detailed Arboricultural Method Statement would be expected as part of the Reserved Matters / Planning Conditions.**

GUIDELINES FOR FILLING IN THE METHOD STATEMENT

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of trees; relevant plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Proposed Site layout drawings.
- Tree Survey + associated plans including shadow patterns.
- Tree Protection Plan overlaid proposed Site Layout.
- Indicative sign to be attached to protective fencing.
- Sheet for monitoring site supervision.
- Figure 3a BS5837 Tree Protection Fencing.

This method statement has been prepared in respect of planning conditions expected to be attached to an approved scheme. Failure to adhere to the agreed methods for development may therefore result in a Breach of Condition Notice being served.

METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

SITE NAME Land at Morans farm, Pendleton, Wiswell.

PROPOSED PROJECT ARBORICULTURALIST Iain Tavendale F.Arbor.A.

CONTRACTOR TBC

ADDRESS TBC

TELEPHONE NUMBER TBC

APPLICATION NUMBER TBC

PLANNING CONDITION NUMBER TBC

AGREEMENT TO PROTECT TREES

The Contractor has agreed to undertake tree protection to the standard advised in the method statement.

PROTECTED AREA

The trees are protected within fencing erected as identified in the attached notes. To avoid damage, **the following points MUST apply within the protected area:**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No vehicles should pass or be parked.
4. No ropes, cables, services or notice boards should be fixed to existing trees.
5. No levels should be changed.
6. No fires should be started with 5m of the protected area.
7. No services should be laid without prior approval and proper supervision.

METHOD STATEMENT

ORDER OF WORKS

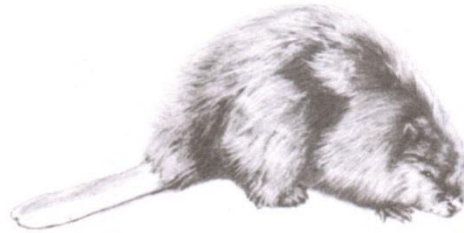
	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by Local Authority. Any amendments required by the Authority to be made and confirmed acceptable.		Contractor, Local Authority Tree Officer.
2	Any approved tree work / pruning implemented by appropriately trained and insured operatives.		Tree work contractor.
3	Install tree protection fencing as indicated on the Tree Protection Plan all in accordance with Figure 3a BS5837.		Contractor.
4	Fencing approved by Local Authority Tree Officer. Any amendments made and confirmed acceptable.		Local Authority Tree Officer
5	Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.		Contractor, Arb Consultant & Architect.
6	Commence demolition, ground remediation and construction.		Contractor
7	Fencing and ground protection monitored on a weekly basis, record sheet completed and any repairs adjustments to fencing / matting completed to full specification		Contractor / Arb Consultant
8	Consultant or Local Authority Tree Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Local Planning Authority.		Arb Consultant, Contractor
9	If encroachment within any adjacent and unprotected root zones is required for any purpose, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Arb Consultant, Contractor

10	Site resurveyed once development approaches completion, any necessary amendments made to tree survey.		Arb Consultant
11	If necessary application submitted to Local Authority for consent for any additional works, and agreement obtained.		Arb Consultant
12	Tree works undertaken.		Arboricultural Contractor.
13	When all construction and associated equipment is cleared from site protective fencing to be removed.		Contractor
14	Replacement tree planting undertaken. General external environments tidied up and landscaped – any operations within expected root protection areas to be undertaken manually.		Landscape Contractors.
15	Final site inspection.		Contractor, Local Authority Tree Officer, Arb Consultant

METHOD STATEMENT

CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Contractor.	TBC		
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale	High Bank Farm, Earby, Lancs BB18 6LD	07836 246062
Arboricultural Contractor	TBC		
Local Authority Tree Officer	Countryside Officer	Ribble Valley	01200 414499



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT MORANS FARM, PENDLETON ROAD, WISWELL.

Issued to: ADM Design

16 September 2020

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Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998:2010 Tree Work - Recommendations.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of development may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading). Where considered desirable, first significant branch and direction of growth e.g. 2.4-N

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, <10, 10+, 20+, 40+.

Cat grade - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

- estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered).

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	<ul style="list-style-type: none"> 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 <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	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
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
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, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
		Trees with material conservation or other cultural value
		Trees with no material conservation or other cultural value
		See Table 2
		See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T1	Sycamore	16	500	N E S W 7.9 7.1 3.1 8.3	3	4W	M	F	Ivy clad inspection restricted. Mutually suppressed with T2. Reasonable vitality Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	Undertake remedial pruning to ensure acceptable clearances over site and highway and to clean through canopy to remove major dead wood, broken or crossing branches and similar.	20	B2	113.11	6
T2	Sycamore	16	700	N E S W 3.2 7 6.4 8	2	2W	M	F	Mutually suppressed with T1. Similar condition to T1	As per T1.	20	B2	221.70	8.4
T3	Hawthorn	7.5	350	N E S W 4 3 3.6 4	0		M	F	Multi stemmed hedgerow remnant feature. Has been layered in past. Reasonable vitality. Species tolerant of hard pruning.	Remove or retain in accordance with development proposals. If retained, reduce back to manageable size and clip as per hedgerow feature.	10	C2	55.42	4.2
T4	Sycamore	10.5	400	N E S W 5.2 4 5.4 3.1	3.1	3N	M	F/P	Major wounds with extensive decay from historic crown lifting and general pruning. Bark loss to base of trunk. Poor form. Minimal safe useful life expectancy.	Fell.	0/10	U	72.39	4.8
T5	Sycamore	10.5	275	N E S W 3.4 3 3.5 3.2	7.5	7.5N	EM	F	Reasonable vitality Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Growing up through neighbouring hedge. Very close to fence and already causing displacement by incremental growth. Limited potential.	No action at present. Monitor	10	C2	34.22	3.3

T6	Ash	8	175	N E S W	3.2 2.1 3.4 3.5	1	2W	Y	P	Has early die back at branch extremities all typical of Ash dieback (Hymenoscyphus fraxineus). Also very close to base of adjacent building and would be lost by any reasonable site clearance or remediation works.	fell.	0/10	U	13.86	2.1
T7	Ash	11	275	N E S W	4.5 3.5 4 5	5	4W	EM	F	No obvious physical defects but very close to building as per T6 and loss inevitable. Ash dieback (Hymenoscyphus fraxineus) evident in area and future expectations for species not looking good.	Fell. Will be lost by any site remediation works.	10	C2	34.22	3.3
G1	Sycamore	9	175	N E S W	4.5 over site.	3		Y/EM	P	Four specimens in poor condition - heavily suppressed, decay evident and have minimal value or potential.	No action at present. Monitor	0/10	U	13.86	2.1
G2	2No. Ash	9	275	N E S W	4.5 over site.	1.5		EM	P	Item to east heavily suppressed by conifer hedge. Poor form. Remaining item showing clear evidence of infection of Ash dieback (Hymenoscyphus fraxineus). Minimal value or potential.	No action at present. Monitor	0/10	U	34.22	3.3
G3	Goat Willow	8	400	N E S W	6.5	0		OM	P	Probably self set. Multi stemmed. Just starting to fall apart in an entirely predictable manner. Are likely to be lost by any reasonable site reclamation / remediation. Tolerant of coppicing but not most desirable species within a potential habitable environment.	Fell. No secure future potential and would be lost by any reasonable site remediation.	10	C2	72.39	4.8
G4	Ash, Hawthorn, Cotoneaster & Hazel.	5 (hedge)	150	N E S W	2 over site.	0		M	F	All off site. All ash present showing typical signs of Ash dieback (Hymenoscyphus fraxineus). Remaining material typical semi ornamental / native hedgerow / screen feature. Readily manageable.	No action at present. Monitor	10+	C2	10.18	1.8

H1	Lawson	14	300	N E S W	4 over site.	2		M	F	Off site. Overgrown and probably getting beyond any level of reasonable control. Dark oppressive feature of low ecological value. Species prone to limb shedding in maturity. Several Beech to western section in close proximity to and commencing displacement of boundary wall.	No action at present. Monitor. Discuss with owners as to long term viability and possible management.	10	C2	40.72	3.6
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IAIN TAVENDALE F.Arbor.A
ARBORICULTURAL CONSULTANT

General Conditions of Contract

1. DEFINITIONS

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A.

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant.

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

2. BASIS OF THE CONTRACT

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

3. THE CONSULTANT SHALL:

- a) be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- b) be responsible for making good at his own cost any damage caused as a result solely of his own work.
- c) on completion of the Contract leave the site reasonably clean and tidy from his own work.

4. THE EMPLOYER SHALL:

- a) be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences, or Planning Legislation that is applicable to the Contract.
- b) be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions.

5. CONTRACT PRICES

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

6. METHOD OF PAYMENT

- a) Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- b) The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- c) Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- d) If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

7. DISPUTES

- a) Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- b) The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- c) The Contract shall be governed by the Laws of England.

8. THE SITE

Access

- i) The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- ii) The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- iii) The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated.

9. LIABILITY

- a) The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services, if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
 - i) Act of God, explosion, flood, tempest, fire or accident;
 - ii) acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
 - iii) strikes, lock-outs or other industrial actions or trade disputes.
- b) The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless, or until, such work is carried out and both supervised and approved by the Consultant.

10. QUOTATION

- a) Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically.
- b) Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- c) The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages.

11. INSOLVENCY OF EMPLOYER

This clause applies if:

- a) the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- b) an encumbrancer takes possession, or a receiver is appointed, of any of the property or assets of the Employer; or
- c) the Employer ceases, or threatens to cease, to carry on business; or
- d) the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

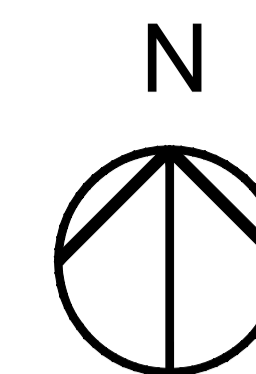
If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

12. OWNERSHIP/COPYRIGHT

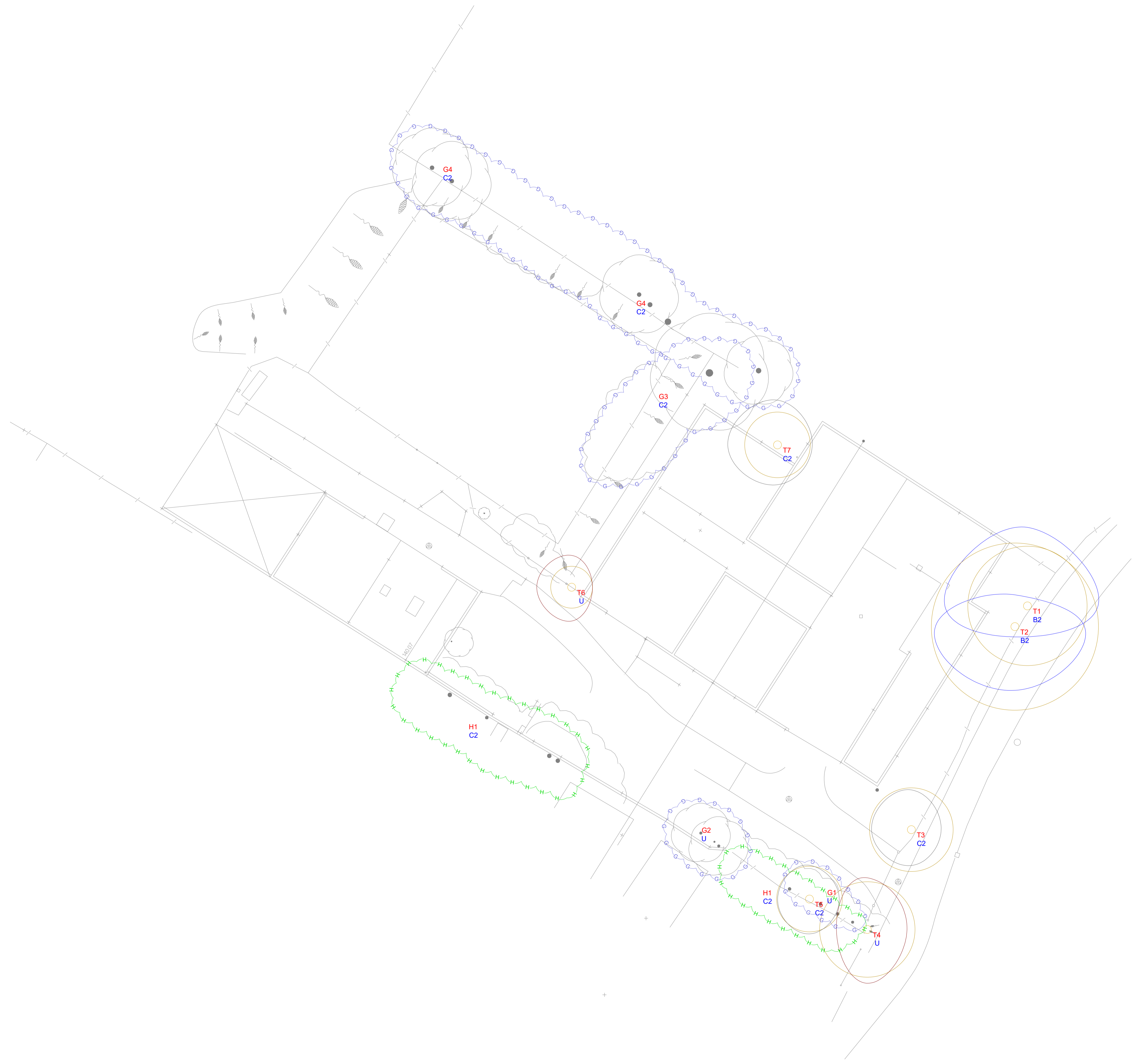
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages.

13. GENERAL

- a) Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice.
- b) No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c) If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- d) The headings in these Conditions are for convenience only and shall not affect their interpretation.



0 2 4 6 8 10m
Scale 1:200



General Notes

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD
- TRUNK LOCATION
- TREE SHADE (24 hr)
- AREA REFERENCE
- GROUP REFERENCE
- HEDGE REFERENCE
- TREE REFERENCE
- WOOD REFERENCE
- CATEGORY GRADE

TREE CANOPY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

No.	Revision/Issue	Date
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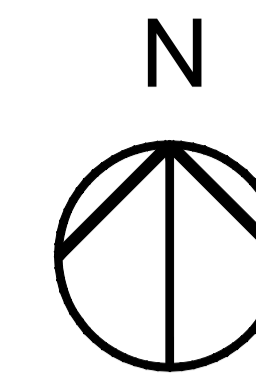
IAIN TAVENDALE F.Arbor.A.
ARBORICULTURAL CONSULTANT

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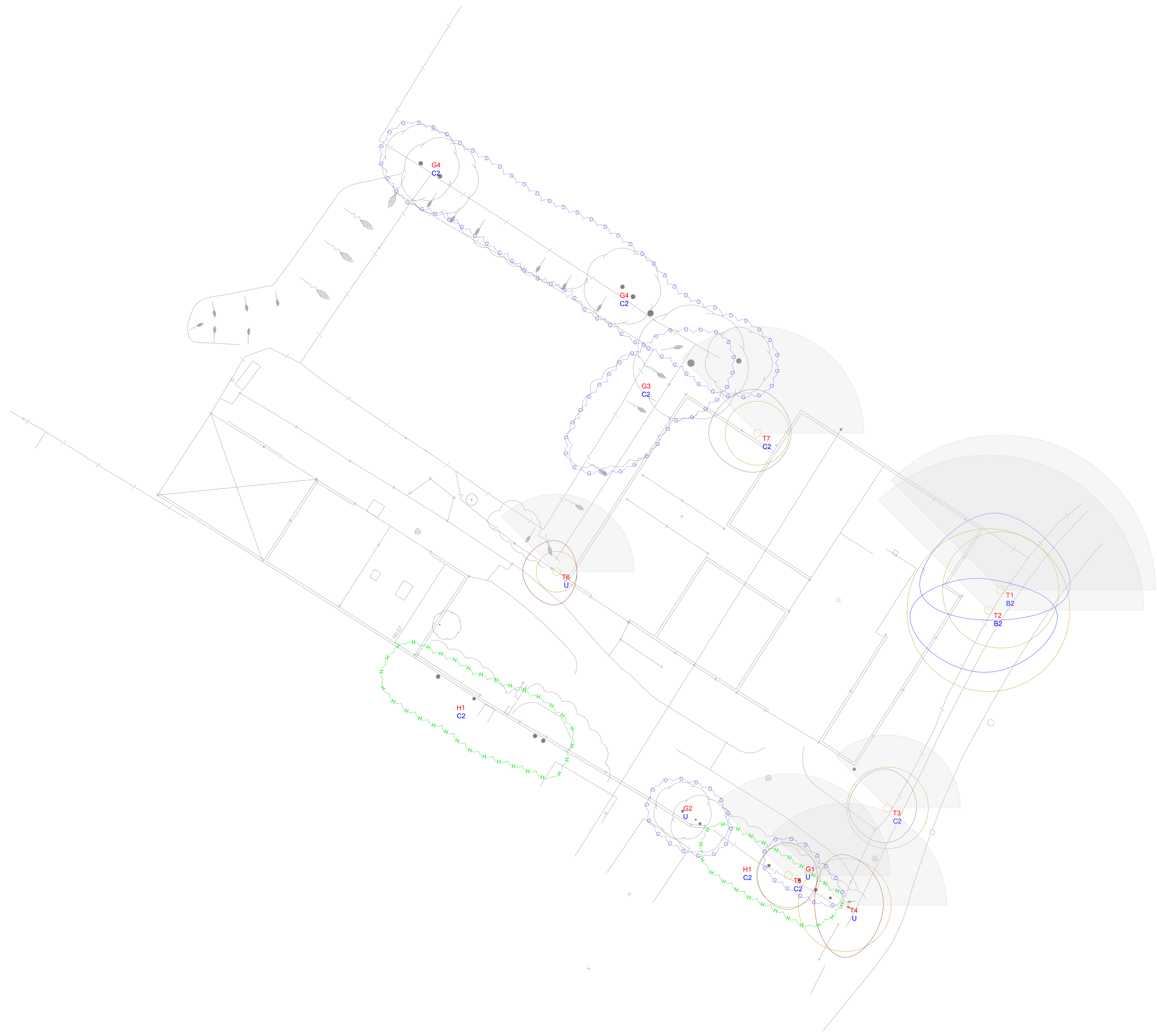
Project Name and Address

**Morans Farm,
Pendleton Road
Wiswell**

Drawn by: www.YouCad.co.uk Checked: IT
Date: **September 2020**
Scale: **1:200 @ A1**



0 2 4 6 8 10m
Scale 1:200



General Notes

- LEGEND**
- AREA
 - GROUP
 - HEDGE
 - WOOD
 - TRUNK LOCATION
 - TREE SHADE (24 hr)
 - A1** AREA REFERENCE
 - G1** GROUP REFERENCE
 - H1** HEDGE REFERENCE
 - T1** TREE REFERENCE
 - W1** WOOD REFERENCE
 - B2** CATEGORY GRADE
 - TREE CANOPY GRADES**
 - CATEGORY A
 - CATEGORY B
 - CATEGORY C
 - CATEGORY U
 - ROOT PROTECTION AREA

No.	Revision/Issue	Date

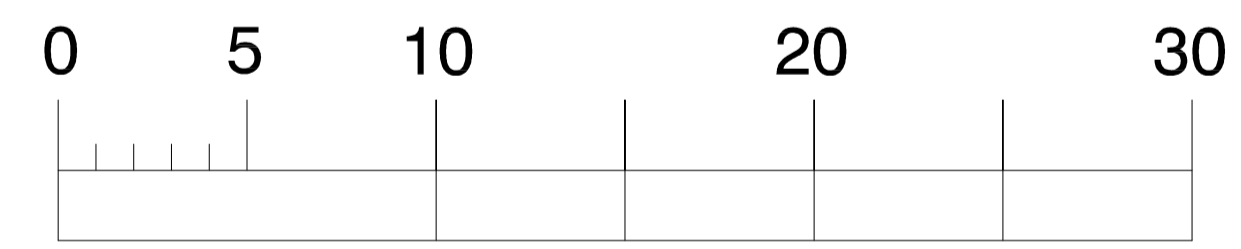
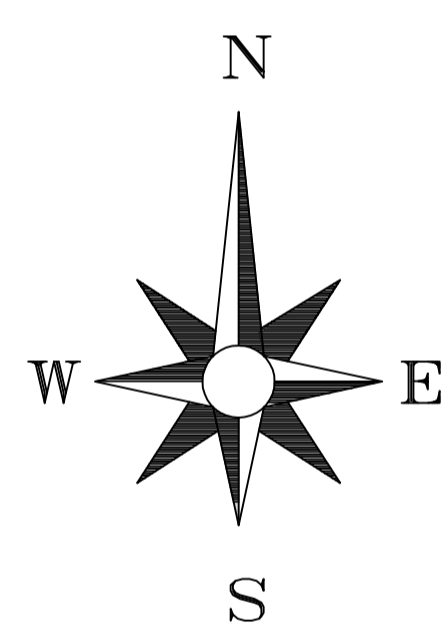
IAIN TAVENDALE F.Arbor.A.
ARBORICULTURAL CONSULTANT

Follow us on LinkedIn

Project Name and Address

**Morans Farm,
Pendleton Road
Wiswell**

Drawn by www.YouCad.co.uk	Checked IT
Date September 2020	
Scale 1:200 @ A1	



SCALE BAR in METRES

NEW NATIVE HEDGEROW -
 New hedgerows to be double row staggered planted at a density of 1m centres.
 Species composition as follows ;
 40% - Hawthorn
 30% - Blackthorn
 10% - Hazel
 10% - Holly
 10% - Crab apple

grassed areas :
 general grass seed mix - 35g/m2 in 150mm deep top soil cultivated to a depth of 150mm to form a smooth and even profile

fertiliser - general pre-seeding fertiliser 6% n, 9% p, 6% k 70kg/m2, included within top 25mm of topsoil.

Tree Protection Fencing to BS5837 Fig 3a.

Tree Protection Fencing to BS5837 Fig 3a.

34.15m VISIBILITY SPLAY

31.5m VISIBILITY SPLAY

Tree Protection Plan

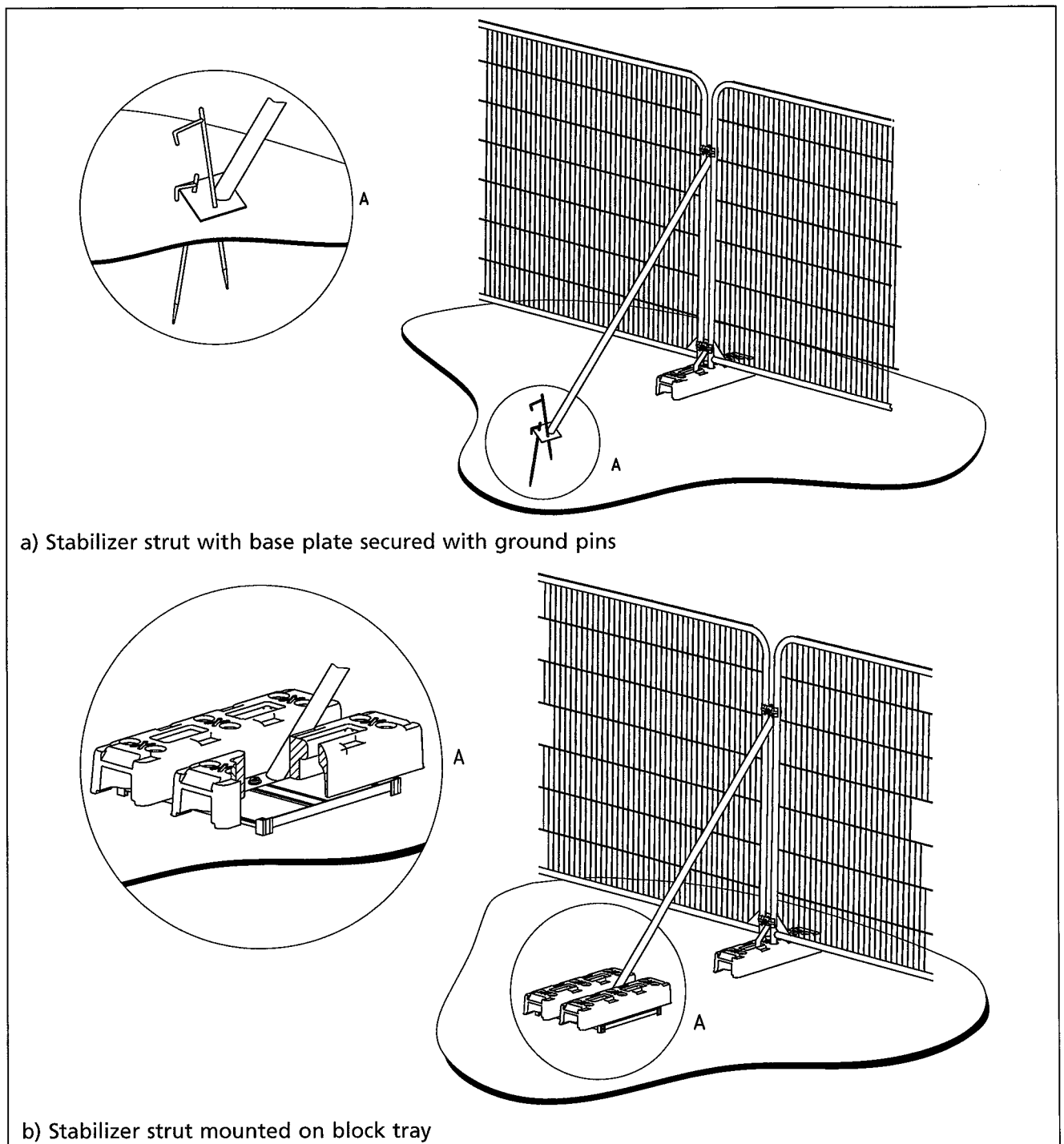
see Arboricultural Impact Assessment & Method Statement.

Revisions TPP November 2020
 Iain Tavendale F.Arbor.A.
 Project: PROPOSED HOLIDAY LODGE DEVELOPMENT
 LAND AT MORANS FARM, PENDLETON RD. WISWELL
 Drawing: site layout & landscaping
 Client: MRS. L. SAGAR

adm design
 Royds House, Harden Road, Kellbrook, Barnoldswick, BB18 6TS
 Tel : 07931 557214 Email: admdesign@btconnect.com

Scale(s) 1:200 @ A1 Date OCTOBER 2020
 Drawing no. ADM/20/34/01 Rev.

Figure 3 Examples of above-ground stabilizing systems



6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



**TREE PROTECTION AREA
KEEP OUT !**

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

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY