



# **Arboricultural Constraints Appraisal**

in Relation to Proposed Holiday Cottage Development at



**Coars Farm, Forest Becks Brow,  
Wigglesworth, Lancashire, BD23 4SN**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

September 2020

# ARBORICULTURAL CONSTRAINTS APPRAISAL COARS FARM, WIGGLESWORTH

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### Contact Details

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

T: 01772 437150  
E: [info@bowlandtreeconsultancy.co.uk](mailto:info@bowlandtreeconsultancy.co.uk)

# ARBORICULTURAL CONSTRAINTS APPRAISAL COARS FARM, WIGGLESWORTH

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## Project Details

**Project No.:** BTC2077

**Site:** Coars Farm, Forest Becks Brow, Wigglesworth, BD23 4SN

**Agent:** Avalon Town Planning

**Council:** Ribble Valley Borough Council

**Survey Dates:** 16 & 23 September 2020

**Surveyed by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor & Joseph Lambert BSc(Hons) FdSc MArborA

**Prepared by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor, Joseph Lambert BSc(Hons) FdSc MArborA & Jacob Croasdale FdSc

**Checked by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor & Joseph Lambert BSc(Hons) FdSc MArborA

**Date of Issue:** 29 September 2020

**Version No:** 1

## **DISCLAIMER**

**Survey Limitations:** Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

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

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**Statutory Tree Protection:** It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL |  |                                                                   |  |  |  |  |  |
|---------------------------------------------------------------|--|-------------------------------------------------------------------|--|--|--|--|--|
| Site:                                                         |  | Coars Farm, Forest Becks Brow, Wigglesworth, Lancashire, BD23 4SN |  |  |  |  |  |
| Agent for Client:                                             |  | Avalon Town Planning                                              |  |  |  |  |  |

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|----------------|----------------------------------------|
| Surveyor:      | Phill Harris Chartered Arboriculturist |
| Survey Dates:  | 16 & 23 September 2020                 |
| Job Reference: | BTC2077                                |

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| No. | Species          | Height | Stem Diam. | Branch Spread    |                          | Branch & Canopy Clearances | Life Stage | PC | General Observations and Comments                                                                                                                                                                                                                | Management Recommendations | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|------------------|--------|------------|------------------|--------------------------|----------------------------|------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----|------------|----------|----------------|
| T1  | Rowan            | 7      | 180        | N<br>E<br>S<br>W | 2.5<br>0<br>2.5<br>3     | 2<br>4                     | SM         | M  | <ul style="list-style-type: none"><li>Highly biased crown west.</li><li>Crown showing signs of a moderate reduction in vitality with small leaves and moderately sparse foliage cover.</li></ul>                                                 |                            | 10+ | C1         | 15       | 2.16           |
| T2  | Common Ash       | 16.5   | 830        | N<br>E<br>S<br>W | 8<br>4<br>5.5<br>9       | 4<br>4                     | M          | P  | <ul style="list-style-type: none"><li>Stem divides into multiple primary branches at a height of approximately 4m.</li><li>Crown showing signs of a severe reduction in vitality with symptoms of colonisation by Ash Dieback Disease.</li></ul> |                            | <10 | U          | 312      | 9.96           |
| T3  | Common Oak       | 16.5   | 780        | N<br>E<br>S<br>W | 8.5<br>7.5<br>8.5<br>3   | 4-E<br>1.5                 | M          | M  | <ul style="list-style-type: none"><li>Crown showing signs of a reduction in vitality with slightly small leaves and slightly sparse foliage cover.</li></ul>                                                                                     |                            | 40+ | A1         | 275      | 9.36           |
| T4  | Sycamore         | 15     | 720        | N<br>E<br>S<br>W | 6<br>6<br>9<br>6         | 6<br>2.5                   | EM         | M  | <ul style="list-style-type: none"><li>Moderate amount of well established adventitious growth to stem base.</li><li>Crown showing signs of a moderate reduction in vitality with small leaves and moderately sparse foliage cover.</li></ul>     |                            | 20+ | B1         | 235      | 8.64           |
| T5  | Paper Bark Birch | 9      | 250        | N<br>E<br>S<br>W | 4<br>5<br>4<br>3         | 1.5-N<br>1.5               | SM         | G  | <ul style="list-style-type: none"><li>Minor stem lean east.</li></ul>                                                                                                                                                                            |                            | 40+ | B1         | 28       | 3              |
| T6  | Goat Willow      | 8.5    | 100        | N<br>E<br>S<br>W | 4.5<br>4.5<br>4.5<br>4.5 | N/A<br>0                   | EM         | G  | <ul style="list-style-type: none"><li>Multiple stems arise at a height of approximately 200mm with tight forks.</li></ul>                                                                                                                        |                            | 20+ | C1         | 27       | 2.94           |
| T7  | Goat Willow      | 8.5    | 80         | N<br>E<br>S<br>W | 4.5<br>4.5<br>4.5<br>4.5 | N/A<br>0                   | EM         | G  | <ul style="list-style-type: none"><li>Multiple stems arise at a height of approximately 200mm with tight forks.</li></ul>                                                                                                                        |                            | 20+ | C1         | 23       | 2.72           |

#### Headings and Abbreviations:

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                                | Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable                                                                                                                                                                                                                                                                                                           |
| Species:                           | Common name                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Height:                            | In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree                                                                                                                                                                                                                  |
| Stem Diam.:                        | Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed                                                                                                                                                                                                                                                                                                                                    |
| Branch Spread:                     | Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown                                                                                                                                                                                                                                                                                            |
| Branch & Canopy Clearances:        | Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.                                                                                                                                                                                                                                                                 |
| Life Stage:                        | Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature                                                                                                                                                                                                                                                                                                                                                                              |
| PC:                                | Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good                                                                                                                                                                                                                                                                                                                                            |
| General Observations and Comments: | Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.                                                                                                                                                                                                                                                                        |
| Management Recommendations:        | Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate |
| ERC:                               | Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)                                                                                                                                                                                                                                                                                                                                                                                        |
| Cat. Grade:                        | Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1                                                                                                                                                                                                                                                                                                                                                                         |
| RPA m²:                            | Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage                                                                                                                                                                                                                                                                                                                 |
| RPA Radius (m):                    | Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection                                                                                                                                                                                                                                                                                                                                                                     |
| # (Estimated Dimensions):          | Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol                                                                                                                                                                                                                                                    |

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL           |  |  |  |  |  |  |  |
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| No. | Species                                         | Height | Stem Diam.          | Branch Spread                                | Branch & Canopy Clearances | Life Stage | PC | General Observations and Comments                                                                                                                                                                | Management Recommendations                               | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|-------------------------------------------------|--------|---------------------|----------------------------------------------|----------------------------|------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----|------------|----------|----------------|
| T8  | Grey Alder                                      | 4.5    | 100                 | N<br>E<br>S<br>W<br>2<br>2<br>2<br>2         | 1<br>1                     | Y          | G  | ■ No major structural defects noted at time of survey.                                                                                                                                           | ■                                                        | 40+ | C1         | 5        | 1.2            |
| T9  | Basket Willow                                   | 7.5    | 30                  | N<br>E<br>S<br>W<br>3<br>3<br>3<br>3         | N/A<br>1.5                 | Y          |    | ■ Multi stemmed from ground level.                                                                                                                                                               | ■                                                        | 10+ | C1         | 3        | 0.95           |
| T10 | Silver Birch                                    | 8.5    | 120                 | N<br>E<br>S<br>W<br>2.5<br>2.5<br>2.5<br>2.5 | 2<br>2.5                   | Y          | G  | ■ No major structural defects noted at time of survey.                                                                                                                                           | ■                                                        | 40+ | C1         | 7        | 1.44           |
| T11 | Goat Willow                                     | 4      | 3x70 (ms)           | N<br>E<br>S<br>W<br>2<br>3<br>3<br>1.5       | N/A<br>0                   | Y          | G  | ■ Located adjacent building and canopy in contact with roof.<br>■ Projected to conflict with boundary fencing and building through future stem and canopy growth.                                | ■ Remove due to projected conflict with built structure. | <10 | U          | 7        | 1.45           |
| T12 | Goat Willow                                     | 12     | 2x280<br>2x250 (ms) | N<br>E<br>S<br>W<br>5<br>5<br>5<br>5         | N/A<br>0                   | M          | M  | ■ Multiple stems from ground level and stem located within ditch.<br>■ Canopy showing a moderate reduction in vitality.                                                                          | ■                                                        | 10+ | C1         | 127      | 6.37           |
| T13 | Goat Willow                                     | 12     | 1x280<br>3x180 (ms) | N<br>E<br>S<br>W<br>5<br>3.5<br>3.5<br>5     | 1<br>0                     | EM         | M  | ■ Located to west side of ditch.<br>■ Multiple stems from a height of approximately 1m.<br>■ Several branches have failed and partially failed up to approximately 120mm diameter within canopy. | ■                                                        | 10+ | C1         | 79       | 5.03           |
| T14 | Common Holly                                    | 8      | 2x230 (ms)#         | N<br>E<br>S<br>W<br>3.5<br>3.5<br>3.5<br>3.5 | 0<br>1                     | M          | M  | ■ Located in neighbouring field adjacent to boundary fence and not accessed to inspect in detail.                                                                                                | ■                                                        | 10+ | C1         | 48       | 3.9            |
| T15 | Common Alder                                    | 7      | 210                 | N<br>E<br>S<br>W<br>4<br>4<br>4<br>4         | N/A<br>1                   | SM         | M  | ■ Located to edge of compost pile.<br>■ Canopy moderately sparse and showing a slight reduction in vitality.                                                                                     | ■                                                        | 10+ | C1         | 20       | 2.52           |
| G1  | Pine, Holly, Cotoneaster, Pieris, Mahonia, etc. | ≤ 4    | ≤ 100               | N<br>E<br>S<br>W<br>≤ 2<br>≤ 2<br>≤ 2<br>≤ 2 | N/A<br>≥ 0                 | Y          | G  | ■ Group of approximately eight shrubs and young trees                                                                                                                                            | ■                                                        | 40+ | C1         | ≤ 5      | ≤ 1.2          |

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL           |  |  |  |  |  |  |  |
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| Site: Coars Farm, Forest Becks Brow, Wigglesworth, Lancashire, BD23 4SN |  |  |  |  |  |  |  |
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| No. | Species                                                                                    | Height   | Stem Diam.         | Branch Spread                            | Branch & Canopy Clearances | Life Stage | PC       | General Observations and Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Management Recommendations                                                                                                                                     | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|--------------------------------------------------------------------------------------------|----------|--------------------|------------------------------------------|----------------------------|------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------|----------------|
| G2  | 1no. Hawthorn,<br>1no. Willow<br>Leafed Pear, 1no.<br>Corkscrew Hazel                      | ≤<br>7.5 | ≤<br>60            | N ≤ 2<br>E ≤ 2<br>S ≤ 2<br>W ≤ 2         | N/A<br>≥ 0                 | SM-<br>EM  | G        | ▪ Loose to moderately spaced group.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                | 40+ | C1         | ≤<br>10  | ≤<br>1.76      |
| G3  | Apple, Bird<br>Cherry, Silver<br>Birch, Himalayan<br>Birch, Hornbeam,<br>Larch, Lime, etc. | ≤<br>9.5 | ≤<br>150           | N ≤ 2.5<br>E ≤ 2.5<br>S ≤ 2.5<br>W ≤ 2.5 | N/A<br>≥ 0                 | Y          | G        | ▪ Loose to closely spaced group of approximately 25 trees in grass area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                | 10+ | C1         | ≤<br>10  | ≤<br>1.8       |
| G4  | Alder, Birch,<br>Damson, Goat<br>Willow, Hawthorn,<br>Oak, Hazel,                          | ≤<br>13  | ≤<br>2x240<br>(ts) | N ≤ 5.5<br>E ≤ 5.5<br>S ≤ 5.5<br>W ≤ 5.5 | N/A<br>≥ 0                 | Y-SM       | D-G      | ▪ Closely spaced group along western side of site evidently planted to form screening of approximately 200 young to semi-mature trees plus understorey shrubs.<br>▪ Various areas of hard surfacing and building materials stored to north-eastern edge of group and caravan and cabin with associated hard surfacing encroaching into group in area to centre-east.<br>▪ Some stems have evidently failed within group at rootplate and are hanging within other trees.<br>▪ Group would greatly benefit from silvicultural thinning and formative pruning which has evidently not been carried out since planting, to remove dead stems, trees of poor form and those with irremediable defects over the long term. |                                                                                                                                                                | 20+ | C2         | ≤<br>35  | ≤<br>3.36      |
| G5  | Common Ash,<br>Rowan                                                                       | ≤<br>13  | ≤<br>260           | N ≤ 5<br>E ≤ 5<br>S ≤ 5<br>W ≤ 5         | N/A<br>≥ 0                 | SM         | M-<br>MD | ▪ Closely spaced group of approximately 60 trees in total, evidently a continuation of group G4.<br>▪ Predominantly Ash with some Rowan.<br>▪ Canopies showing significant to severe reductions in vitality and significant to severe branch dieback due to colonisation by Ash Dieback Disease.                                                                                                                                                                                                                                                                                                                                                                                                                      | ▪ Recommend removal of group and replacement with alternative native species due to evident poor condition as a result of colonisation by Ash Dieback Disease. | <10 | U          | ≤<br>31  | ≤<br>3.12      |
| G6  | Alder, Ash, Birch,<br>Oak, Hawthorn                                                        | ≤<br>13  | ≤<br>320           | N ≤ 5<br>E ≤ 6<br>S ≤ 6<br>W ≤ 5         | N/A<br>≥ 0                 | SM         | D-G      | ▪ Closely spaced group, evidently a continuation of group along western boundary and along southern boundary.<br>▪ Estimated to be approximately 350 young to semi-mature trees plus understorey shrubs.<br>▪ Group would greatly benefit from silvicultural thinning and formative pruning which has evidently not been carried out since planting, to remove dead stems, trees of poor form and those with irremediable defects over the long term.<br>▪ Predominantly Ash within south-west corner which is showing significant reductions in vitality and severe branch dieback due to colonisation by Ash Dieback Disease.                                                                                       |                                                                                                                                                                | 20+ | C2         | ≤<br>46  | ≤<br>3.84      |

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| No. | Species                                               | Height | Stem Diam.                    | Branch Spread                            | Branch & Canopy Clearances | Life Stage | PC  | General Observations and Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Management Recommendations                                                                                                                                                                                     | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|-------------------------------------------------------|--------|-------------------------------|------------------------------------------|----------------------------|------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------|----------------|
| G7  | Common Hawthorn                                       | ≤ 8    | ≤ 2x280 (ts)#                 | N ≤ 4<br>E ≤ 4<br>S ≤ 4<br>W ≤ 4         | N/A ≥ 1                    | M          | P   | <ul style="list-style-type: none"> <li>Loosely to closely spaced group, evidently part of now lapsed hedgerow.</li> <li>Located within neighbouring field south of stock fencing and not accessed to inspect in detail.</li> <li>Canopies showing significant reductions in vitality with short projected remaining life expectancies.</li> </ul>                                                                                                                                                                                                                                             |                                                                                                                                                                                                                | <10 | U          | ≤ 71     | ≤ 4.75         |
| G8  | Common Ash, Birch, Damson, Rowan                      | ≤ 13   | ≤ 230                         | N ≤ 4<br>E ≤ 4<br>S ≤ 4<br>W ≤ 4         | N/A ≥ 0                    | SM         | P   | <ul style="list-style-type: none"> <li>Closely spaced group predominantly Ash, evidently a continuation of previous planted groups.</li> <li>Estimated to be approximately 70 young- semi-mature trees in total</li> <li>Canopies showing significant to severe reductions in vitality and significant to severe branch dieback due to colonisation by Ash Dieback Disease.</li> </ul>                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Recommend removal of group and replacement with alternative native species due to evident poor condition as a result of colonisation by Ash Dieback Disease.</li> </ul> | <10 | U          | ≤ 24     | ≤ 2.76         |
| G9  | Common Ash, Bird Cherry, Hazel, Horse Chestnut, Rowan | ≤ 12   | ≤ 250                         | N ≤ 4<br>E ≤ 4<br>S ≤ 4<br>W ≤ 4         | N/A ≥ 0                    | SM         | D-G | <ul style="list-style-type: none"> <li>Very closely spaced group with very dense low canopies and dense understorey and not fully accessed to inspect in detail as a result.</li> <li>Canopies of Ash to centre of group showing significant to severe reductions in vitality and significant to severe branch dieback due to colonisation by Ash Dieback Disease.</li> </ul>                                                                                                                                                                                                                 |                                                                                                                                                                                                                | 20+ | C2         | ≤ 28     | ≤ 3            |
| G10 | Goat Willow                                           | ≤ 13   | ≤ 2x250 (ts)                  | N ≤ 5<br>E ≤ 5<br>S ≤ 5<br>W ≤ 5         | N/A ≥ 0                    | EM         | G   | <ul style="list-style-type: none"> <li>Unable to fully access due to dense, tall undergrowth and location within roadside hedge H4.</li> <li>Two Closely spaced groups comprising approximately 7 trees with multiple stems arising from ground level.</li> </ul>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                | 10+ | C1/2       | ≤ 56     | ≤ 4.24         |
| G11 | Goat Willow                                           | ≤ 8    | ≤ 1x150<br>1x120<br>1x90 (ms) | N ≤ 4.5<br>E ≤ 4.5<br>S ≤ 4.5<br>W ≤ 4.5 | N/A ≥ 0                    | Y-SM       | M-G | <ul style="list-style-type: none"> <li>Closely spaced group of predominantly young self-set Goat Willow with multiple stems from ground level.</li> <li>Some Alder and Birch to north-eastern corner.</li> <li>Not access to inspect in detail due to density of growth.</li> <li>Group covers area which also comprises several fenced areas which are evidently redundant parts of the nursery.</li> <li>Verbally informed by client when on site that trees within fenced area to centre are likely to be left over from the nursery and have likely rooted through plant pots.</li> </ul> |                                                                                                                                                                                                                | 10+ | C2         | ≤ 20     | ≤ 2.55         |
| G12 | approx. 6no. Goat Willow                              | ≤ 7    | ≤ 4x140 (ms)                  | N ≤ 4<br>E ≤ 4<br>S ≤ 4<br>W ≤ 4         | N/A ≥ 0                    | Y          | M-G | <ul style="list-style-type: none"> <li>Closely spaced self-set group.</li> <li>West end of group slightly scorched by adjacent bonfire.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                | 10+ | C1         | ≤ 35     | ≤ 3.36         |

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|----------------|----------------------------------------|
| Surveyor:      | Phill Harris Chartered Arboriculturist |
| Survey Dates:  | 16 & 23 September 2020                 |
| Job Reference: | BTC2077                                |

| No. | Species                                                                  | Height | Stem Diam.  | Branch Spread                            | Branch & Canopy Clearances | Life Stage | PC | General Observations and Comments                                                                                             | Management Recommendations | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|--------------------------------------------------------------------------|--------|-------------|------------------------------------------|----------------------------|------------|----|-------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----|------------|----------|----------------|
| G13 | approx.<br>2no. Elder,<br>1no. Cherry,<br>1no Liquidamber,<br>1no. Holly | ≤ 3    | ≤ 75#       | N ≤ 1<br>E ≤ 1<br>S ≤ 1<br>W ≤ 1         | N/A ≥ 0                    | Y          | M  | ▪ Linear group of small trees and various ornamental shrubs between hedge H1 and driveway.                                    |                            | 10+ | C1         | ≤ 3      | ≤ 0.9          |
| G14 | Himalayan Birch                                                          | ≤ 6    | ≤ 120       | N ≤ 2<br>E ≤ 2<br>S ≤ 2<br>W ≤ 2         | N/A ≥ 1                    | Y          | M  | ▪ Pair of trees located either side of entrance to nursery.                                                                   |                            | 10+ | C1         | ≤ 7      | ≤ 1.44         |
| G15 | approx.<br>4no. Alder,<br>2no. Birch<br>2no. Cherry                      | ≤ 6    | ≤ 120#      | N ≤ 1.5<br>E ≤ 1.5<br>S ≤ 1.5<br>W ≤ 1.5 | N/A ≥ 1                    | Y          | G  | ▪ Closely to loosely spaced group of young trees, not accessed to inspect in detail.                                          |                            | 10+ | C1         | ≤ 7      | ≤ 1.44         |
| H1  | Beech, Hawthorn, Hazel, Holly                                            | ≤ 3.5  | ≤ 9x30 (ms) | ≤ 4 wide                                 | N/A 0                      | SM         | G  | ▪ Short length of outgrown hedge between trees T1 and T3, which continues into evidently managed hedgerow to north of nursey. |                            | 10+ | C2         | N/A      | ≈ 1            |
| H2  | Common Beech                                                             | ≤ 3    | ≤ 100       | ≈ 2 wide                                 | N/A 0                      | Y          | G  | ▪ Length of managed hedge.                                                                                                    |                            | 40+ | C2         | N/A      | ≈ 1            |
| H3  | Common Hawthorn                                                          | ≤ 5    | ≤ 80        | N ≤ 1<br>E ≤ 1<br>S ≤ 1<br>W ≤ 2         | N/A 0                      | Y          | G  | ▪ Length of young hedge behind group G4, not accessed to inspect in detail along full length.                                 |                            | 20+ | C2         | N/A      | ≈ 1            |
| H4  | Common Hawthorn                                                          | ≤ 4    | ≤ 80        | N ≤ 1<br>E ≤ 1<br>S ≤ 1<br>W ≤ 1         | N/A 0                      | Y          | G  | ▪ Section young hedge predominantly Hawthorn with some Hazel.                                                                 |                            | 20+ | C2         | N/A      | ≈ 1            |
| H5  | Blackthorn, Hawthorn, Hazel                                              | ≈ 2.5  | N/A         | N ≤ 1<br>E ≤ 1<br>S ≤ 1<br>W ≤ 1         | N/A 0                      | SM         | G  | ▪ Length of largely mechanically managed hedgerow.<br>▪ Section to south of group G10 unmanaged.                              |                            | 20+ | C2         | N/A      | ≈ 1            |

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

| Category and definition                                                                                                                                                                                                                  | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       | Identification on plan |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |
| <b>Category U</b><br><br>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"><li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       | Red                    |
|                                                                                                                                                                                                                                          | 1. Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2. Mainly landscape qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3. Mainly cultural values, including conservation                                                                                     |                        |
| Trees to be considered for retention                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |
| <b>Category A</b><br><br>Trees of high quality with an estimated remaining life expectancy of at least 40 years                                                                                                                          | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features                                                                                                                                                                                                                                                                                                                                                                                                    | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | Green                  |
| <b>Category B</b><br><br>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.                                                                       | Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality | Trees with clearly identifiable conservation or other cultural benefits                                                               | Blue                   |
| <b>Category C</b><br><br>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm | Trees not qualifying in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit                                                                                                                                                                                                                                                                                                                            | Trees with very limited conservation or other cultural benefits                                                                       | Grey                   |
|                                                                                                                                                                                                                                          | Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |

## - TEMPORARY PROTECTIVE FENCING SPECIFICATION -

**Construction Exclusion Zones (CEZs)**, enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area(s) defined by the Root Protection Areas or, if applicable, the Construction Exclusion Zones, as detailed on the associated Tree Plan;
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

### Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the LPA shall inspect and approve the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

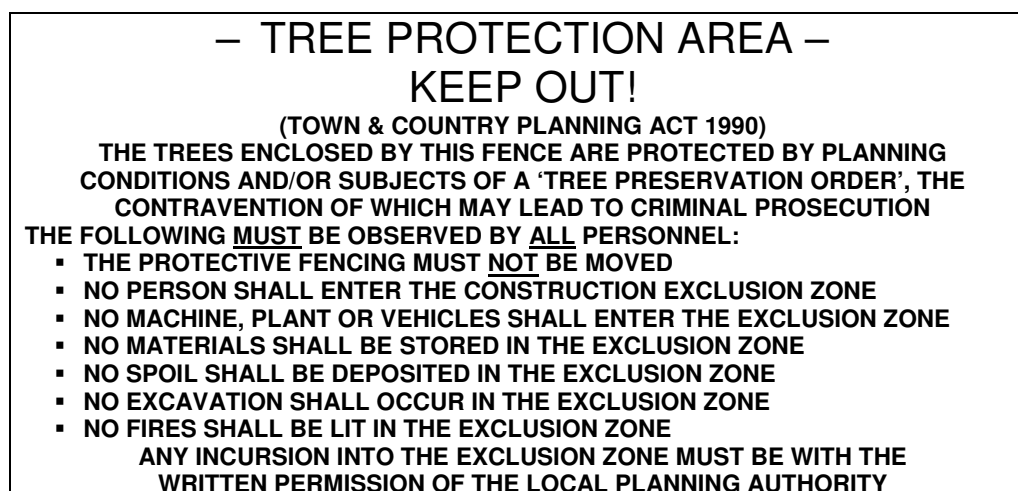
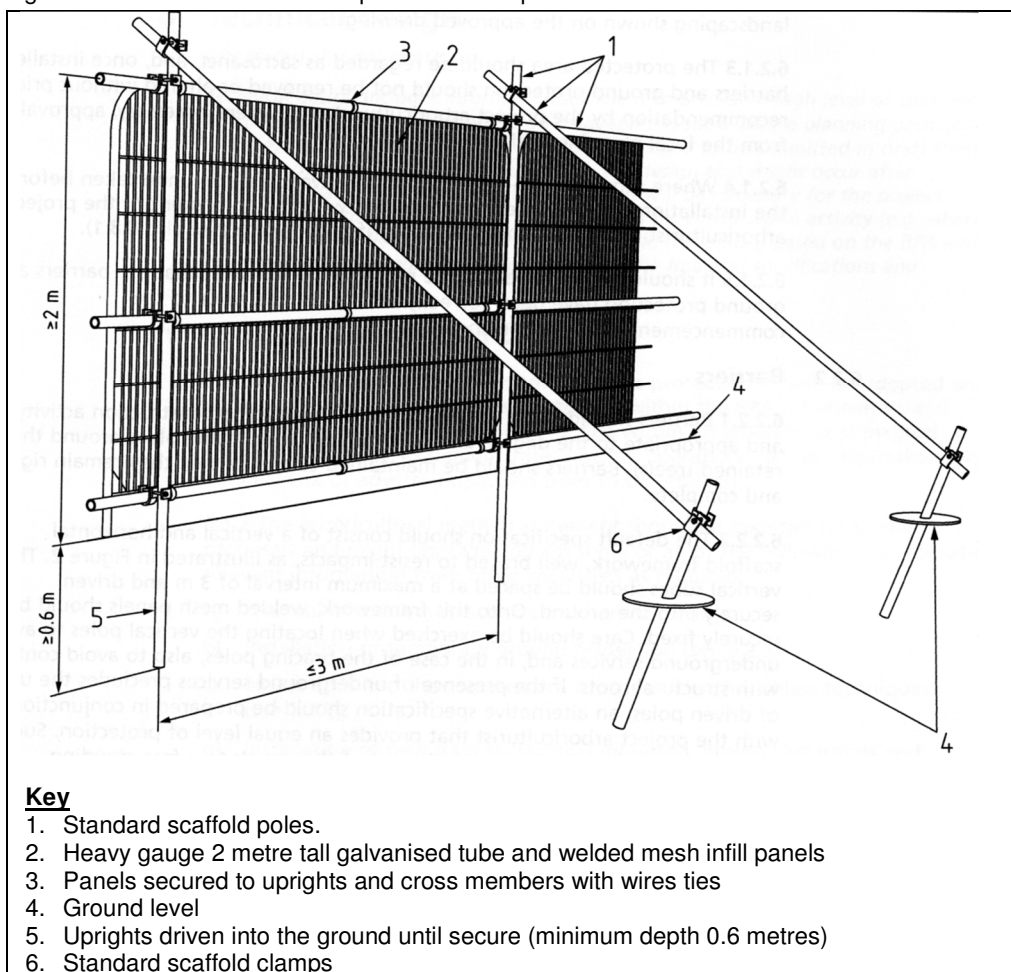


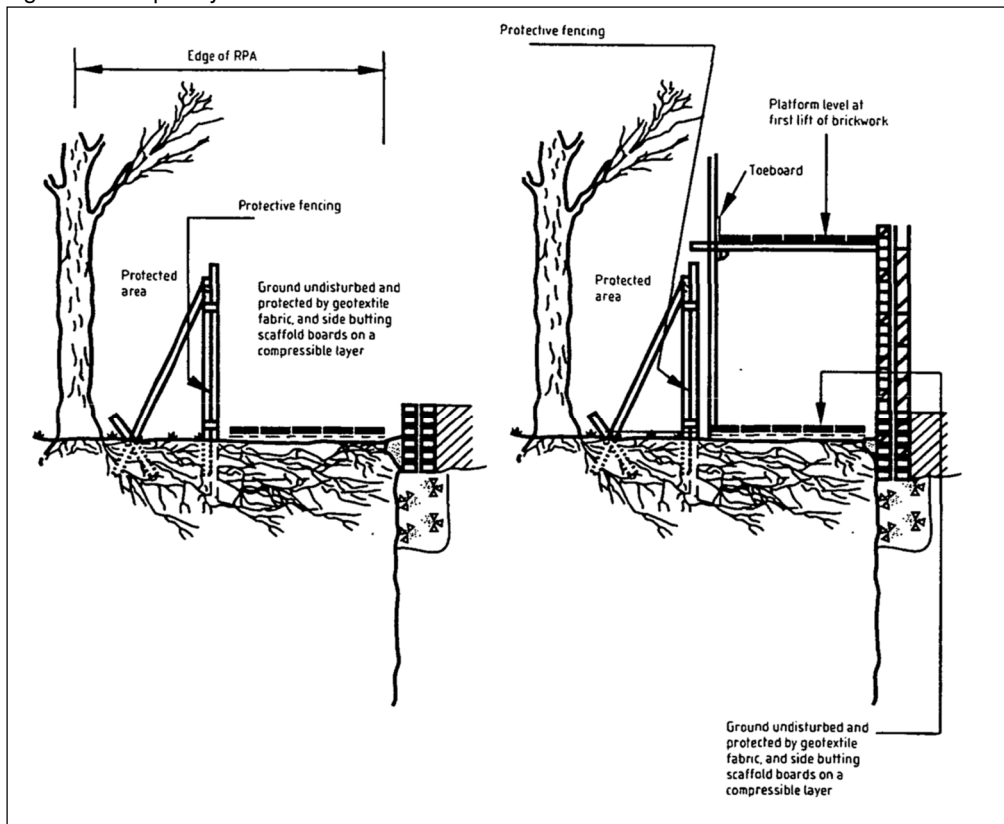
Figure 2: BS5837:2012 Default specification for protective barrier

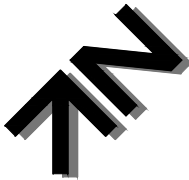


### Temporary Ground Protection

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

Figure 3: Temporary Ground Protection – Recommended Construction





**Important:** The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

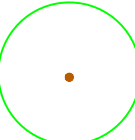
**KEY**

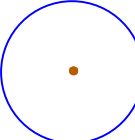
T = Individual Tree  
G = Group of Trees  
H = Hedge

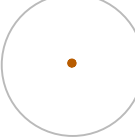
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

**Tree Categorisations:**

Those to be Considered for Retention:

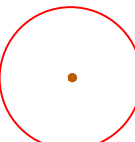
- 

Category 'A'  
Tree/Group/Hedge  
*Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years*
- 

Category 'B'  
Tree/Group/Hedge  
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*
- 

Category 'C'  
Tree/Group/Hedge  
*Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees*

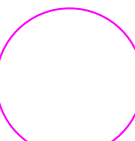
Those Considered Unsuitable for Retention:

- 

Category 'U'  
Tree/Group/Hedge  
*Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years*

Note: The stem location of trees T11 and T15, and the stem locations and full extents of the surveyed groups, were not plotted on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted location of the tree cannot therefore be considered to be wholly accurate

**Root Protection Areas (RPAs):**

- 

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

**Project:**  
COARS FARM  
FOREST BECKS BROW  
WIGGLESWORTH  
LANCASHIRE  
BD23 4SN

**Agent for Client:**  
AVALON TOWN PLANNING

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

Scale: 1:1000@A2  
Date: September 2020  
Drawn by: JL & PH  
Checked by: PH

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

Ref: BTC2077-TCP Rev: