



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Arboricultural Impact Assessment

Site;

Proposed Residential Development,

Clough Bank Lane, Chatburn.

Client:

Mr S. Harrison.

Introduction.

Planning permission was approved for development within this site in 2018. Application No; 3/2018/0407.

Although there are now significant changes to that approved previously, the access requirements remain similar including formation of the driveway across the expected root protection areas of retained trees.

Tree Survey and Methodology

A full tree survey of the site was prepared on the 15th February 2022 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed topographical survey was provided, which was amended to show all relevant details including locations and tree numbering sequences.

The survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. Where a more detailed assessment / inspection of a particular item 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 construction is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes. It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed. They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural issues, trees exist to the (approx.) north eastern corner of the site and outwith the western boundary where they are located within the curtilage of a neighbouring dwelling.

Two comparatively minor items exist outwith the site to the south of the existing entrance where they have become established within the informal verge.

Some random pruning of items has been undertaken historically presumably to abate nuisance or remove defective material.

Any inspection of the site and consideration of the submitted tree survey will indicate that the trees are in the mature age category with no replanting having been implemented in 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 Development.

Again, all such issues have been fully addressed in associated submissions.

As previously stated the proposals and relevant tree information are indicated on submitted plans prepared by Read Design Ltd.

Designation Relating to Trees

It is understood that the trees under consideration may be included either within a Conservation Area Order or Tree Preservation Order. It is recommended therefore that no works should be undertaken without due notification to and agreement 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.

Even should items be afforded statutory protection, such orders impose no duty on the owners of the trees 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

Of the trees identified only two items exist within the curtilage of the site. Other specimens exist outwith the site in a neighbouring property and located in the verge to Clough Bank.

Only very limited management has been implemented in recent times and no planting has been undertaken.

The presence of all trees in boundary locations and their owner's obligation to third parties may generate further management requirements but at present, it is probable that any such works will only be implemented as and when deemed necessary.

All trees are probably visible from public areas outside the site and therefore contribute to the local environment.

The location of the trees being generally to the boundaries has created a spacious central environment with good sunlight penetration.

Implications of Development

1. Direct Loss of Trees.

There is a requirement to remove one small tree to physically construct the proposed access.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	T3	1 tree.
Cat – U Poor Quality	None	0

There will therefore be a minor / negligible impact upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

2. Indirect Loss of Trees

There will no indirect losses due to the proposed development and requirement for access and useable garden environments.

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

There will therefore be no impacts upon visual amenities currently afforded to the local environment when viewed from public areas outside the site.

3. Management of Trees - Arboricultural Recommendations.

The following trees have been recommended in the Arboricultural Survey for management or removal in accordance with good arboricultural practices on the grounds of safety and / or to promote the future viability of retained stock.

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	T4 & T8.	2 trees.

Such works are however not necessary to permit implementation of the proposed works. If protection exists in the form of a Tree Preservation Order or similar, a Tree Works Application will have to be prepared and submitted independently of the full Planning Application if it is decided that they should be managed / removed.

Where indicated, removal of trees for arboricultural purposes is to fell poor quality material of limited potential and promote quality of retained stock. Re-planting is usually recommended unless existing stock would effectively prevent establishment. Such proposals are considered as positive pro-active recommendations but, if for whatever reason retention is sought by other parties, consideration would always be given to alternative options.

Recommendations may also be included within the Tree Survey for basic remedial pruning to improve form and balance, remove dead wood and to generally promote health and viability. Such works are recommended regardless of development proposals but may be incorporated within the management of the site should development proceed.

All proposed works may, if necessary, require the submission of a Tree Works Application.

4. Necessary pruning of Trees

There are no pruning requirements of retained trees due to the proposed development and access requirements.

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

There will therefore be no impacts upon visual amenities currently afforded to the local environment when viewed from public areas outside the site.

Indirect Impacts on Trees for Construction.

In respect of the proposed construction it is reasonable to consider that there are potential impacts on all retained trees;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T1, T2, T5 & T9	4 trees.
Cat – C Low Quality	T6, T7 & H1	2 trees & 1 hedge.
Cat – U Poor Quality	None	0

Any potential impacts can however be readily mitigated by utilising appropriate methodologies, construction materials and accepted techniques 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 Care Home would be expected to follow guidance within BS5837:2012 Trees in

relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- A Tree Protection Plan has been prepared, overlaid on the Architect's proposals to indicate the relevant issues / potential conflicts and annotated where appropriate.
- Extended drive area to be formed utilising existing grade built up with 3D tree root friendly surfacing all as per the latest Arboricultural Association Guidance Note 12, The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice.
- Only max. of 50mm grass sward to be removed to permit application of surfacing. Edging to be treated wooden railway sleeper type baulks or similar pinned as necessary.
- Protective fencing will be constructed as indicated on the Tree Protection Plan. The fencing will be to the default standard as recommended in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations and will be installed prior to any demolition and / or construction operations commencing and will be retained for the entire build process.
- No soil stripping or changes in levels are proposed within the expected root protection areas of retained trees other than that specified for access improvements.
- T4 has been recommended for removal. T5 to be retained but minimal root incursion into the site would be expected due to the presence of the wall + historic site regrading and stoning.
- Site cabins and welfare units can be readily located within the site. Should space be at a premium, the location of such freestanding units could be permitted within the expected root protection areas of retained trees and utilised as part of the tree protection requirements. All such considerations are in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations Section 6.2.2.3 Note 2 where it states that:

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

All such issues will be determined in the full Method Statement that would be submitted in respect of appropriate conditions attached to any approval.

- Agreed storage areas to be formed in appropriate locations outside the tree protection areas for building materials and any associated equipment where any potential contaminants or spillages can be safely and securely contained.
- Upon completion of the main build, the protective fencing will be removed together with – if appropriate the site / welfare cabins to permit the soft landscaping to be extended as necessary.
- All landscaping works will be undertaken by qualified and appropriately trained contractors who will be made aware of all necessary tree and ground protection.
- The provision of a Project Arboriculturalist would be recommended for inclusion within any Method Statement to ensure all works proceed correctly all in accordance with BS5837 Section 6.3. where it advises that:

Site monitoring

Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.

NOTE Existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but enforcement is the responsibility of the local authority.

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

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

Construction Methodology / Arboricultural Method Statement.

It may be expected that the requirement for an Arboricultural Method Statement be conditioned to an approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Protection to all retained trees before any materials or machinery are brought onto the site and before any demolition, development, or stripping of soil commences.
- Removal of any existing structures and hard surfacing.

- Installation of temporary ground protection if required.
- Installation of new drive surfacing.
- Installation of new hard surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Storage compounds and temporary services.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.

In respect of the provision of the Method Statement, in accordance with BS5837 Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms this will basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.

The provision of such a Method Statement will ensure that there are neutral / negligible impacts on the retained treescape.

Proximity of Trees to Structures.

The proposed dwellings and access have been designed to adhere to guidance within the nationally recognised document BS5837:2012 in that they are generally constructed outside the expected root protection areas of retained trees.

Where incursion into the root protection area of retained trees is necessary, the most up to date approved methodologies and materials have been proposed to avoid potential disturbance.

Shadow patterns as prescribed by BS5837:2012 Trees in relation to design, demolition and construction - Recommendations have been plotted on the submitted drawings. These indicate that although some shade will be cast across certain areas of the site as the sun rotates through its arc, it is considered that the structures and gardens will receive acceptable degrees of sunlight penetration.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, should it be considered that conflicts could arise, 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 respect of proximity of trees to the structure, it is possible that at some time in the future incremental growths may cause foliage to come into closer proximity of the structure / access / garaging than currently exists. Such issues are not uncommon and can readily occur in any urban environment containing trees. Cyclical pruning could however be readily implemented and if such actions incorporated directional pruning techniques, repeated operations could be minimised thereby maintaining an acceptable juxtaposition.

Cyclical pruning is a perfectly acceptable technique and is frequently implemented by both private individuals and local authorities to maintain clearances between trees and structure, buses / vehicles, overhead lines and similar.

If required, notification to and consent from the LPA would be obtained prior to any tree works being implemented all of which, would avoid inappropriate or undesirable operations.

In consideration of the foregoing assessments, it is considered that there will be negligible / minimal impacts caused to retained trees by the proximity of structures or vice versa thereby ensuring that there are no impacts upon the visual amenity provided by trees when viewed from public areas outside the site.

Services

The location of services into or out of the site would be expected to follow the proposed access drive and / or existing routes.

If alternative / improved routes are required, these will be fully assessed and if necessary any excavations will be undertaken manually or alternative techniques such as drilling or thrust boring utilised all as per guidance in BS5837:2012 or the NJUG publication Volume 4 – Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees – 2007.

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

Landscaping / New Planting

It would be expected that as a result of the proposed development new landscaping will be recommended to create and maintain an attractive and desirable environment and provide screening and shelter.

Any such proposals are however open to discussion with all parties and can be readily tailored to any particular requirements to maximise the future treescape within the local environment.

Any 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 and any replacement planting will provide a moderate beneficial impact to the environment.

Post Construction

Should development proceed, trees will be positively and pro-actively managed as part of the approved scheme to maintain acceptable levels of safety. Such actions will also promote tree health and viability and will maximise the potential of the treescape.

By the site becoming more formalised by the creation of a well-managed residential environment, a more detailed management regime will be established than that which currently exists which, will be of overall benefit to the treescape.

Some items may be lost in the future as would occur in any urban environment due for example to age, disease, suppression or proposed management but, it would be expected that all such operations would be agreed or consented by the Local Planning Authority and replanting encouraged or conditioned.

It is reasonable to conclude therefore that as a result of the proposed development there would be no appreciable post development pressure to undertake either inappropriate or undesirable tree works to the detriment of the visual amenity currently afforded from public areas outside the site.

It is therefore considered that any post development pressures would have a negligible to moderately beneficial impact.

Conclusions

From the foregoing information it can be reasonably concluded that only one tree (Cat C) is required to be removed for construction works.

Some items have been recommended for management / removal on normal arboricultural grounds, for safety or to promote the health of adjacent material. All such works are not however necessary to implement development and a separate Tree Works Application may be required to be submitted should it be decided to progress such recommendations.

Various items in proximity of the construction footprints have been identified as being at risk from indirect impacts as would be reasonably considered on any development within the site but, it has been comprehensively indicated that with appropriate methodologies, site management and modern materials any risks can be avoided and an acceptable juxtaposition achieved.

All operations can, if considered necessary, be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval. (A draft copy is appended for consideration).

The design and layout of the structures has considered all arboricultural issues and will permit the construction to proceed without conflict with retained trees. The juxtaposition of the structure to trees will also ensure there is acceptable sunlight availability, the need for regular pruning regimes can be avoided, spacious and attractive external environments can be formed and seasonal nuisances minimised.

All services can be connected and / or installed without impacting upon retained trees or where necessary, installed using accepted, tried and tested techniques that avoid damage or disturbance to rooting environments.

It would be expected that detailed landscaping would result from the development including both management of existing features and the introduction of new material, the implementation of which will improve diversity, age category mixes and visual amenity. The introduction of a new trees would also provide a desirable feature and mitigate any predicted future losses.

Post construction impacts have been considered which indicate that by creating a more formal environment with greater levels of activity and usage the treescape will be positively managed resulting in improved health and viability to the overall treescape.

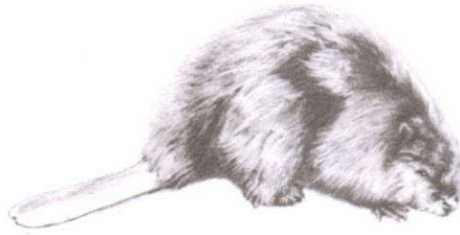
Finally, in consideration of the proposed scheme and the retained treescape and the fact that it has been reasonably indicated that there will be no adverse impact upon the immediate or long term viability of the trees, the important role that they play in carbon sequestration will not be materially harmed.

Indeed, it is considered that the future owners of the property will create an attractive environment, ensuring that trees are positively / pro-actively managed and new tree planting implemented thereby providing a positive contribution to controlling air pollution. Grounds will also be improved and maintained to provide a wide range of plants and habitat thereby improving biodiversity including habitat for wildlife and nesting birds.

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

Iain Tavendale F.Arbor.A

April 2022



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

PROPOSED RESIDENTIAL DEVELOPMENT
CLOUGH BANK LANE, CHATBURN.

METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING DEVELOPMENT

ABOUT THE METHOD STATEMENT

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

The method statement recommends all development 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 must 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 submitted with this Statement or has been submitted as part of the application bundle:

- Proposed site layout drawing
- Details of tree retention/ removal & management / Tree Survey
- Arboricultural Impact Assessment
- Tree Protection Plan.
- Sheet for monitoring site supervision.

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

2.

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 Clough Bank Lane, Chatburn.

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

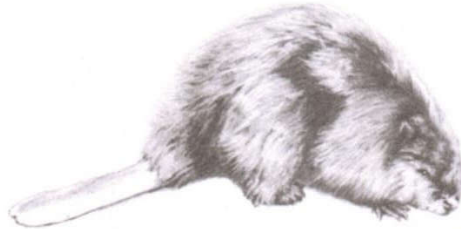
	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by Local Authority		Contractor Local Authority Tree Officer.
2	Felling of one tree to permit access construction, all as approved by the Local Planning Authority to be implemented.		Arb Contractor Project Arboriculturalist Local Authority Tree Officer
3	Protective fencing erected all in accordance with Tree Protection Plans. Notification provided to LPA.		Contractor.
4	Extended access drive to be formed in accordance with Arboricultural Association Guidance Note 12, The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice.		Contractor.
5	Provision made for site cabins and welfare units to be located. If necessary, within root protection area of trees on sleepers or other suitable load bearing aids. Any services to units to exist forward away from root protection areas.		Contractor. Project Arboriculturalist Local Authority Trees Officer
6	Trees Team notified of completion of access improvements and photographic evidence provided for consideration.		Contractor Project Arboriculturalist.
7	Fencing & new access approved by Local Authority Tree Officer.		Local Authority Tree Officer
8	Site (Toolbox) meeting 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, Local Authority Tree Officer, Project Arboriculturalist & Architect.
9	Site cabins / welfare units installed.		Contractor.
13	Main development commences.		Contractor
14	Fencing monitored on a weekly basis, record sheet completed and any repairs adjustments to fencing completed to full specification..		Contractor

15	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 Local Authority Tree Officer Contractor
16	If encroachment within the protected rootzone is required for scaffolding or similar, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Arb Consultant Local Authority Tree Officer Contractor
17	Services installed when required. If new services are to be installed within expected root protection area appropriate methodologies to be utilised and confirmed to Local Authority Trees Officer for approval.		Arb Consultant Local Authority Tree Officer Contractor
18	When major construction works are completed, Tree Protection Fencing to be removed from rear of site to permit landscaping works to proceed including general tidying. Only small, tracked lightweight machinery to be utilised. Access to be agreed.		Landscape Contractor.
19	Site resurveyed once development approaches completion, any necessary amendments made to tree survey.		Arb Consultant
20	If necessary application submitted to Local Authority for consent for any additional works, and agreement obtained.		Arb Consultant Local Authority Tree Officer
21	Tree works undertaken.		Arb Contractor
22	When all construction equipment is cleared from site remainder of protective fencing and ground protection + site cabins / welfare units to be removed.		Contractor.
23	Final landscaping works to be implemented.		Landscape Contractor
24	Final site inspection.		Contractor Local Authority Tree Officer Arb Consultant

METHOD STATEMENT

CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Contractor	TBC		
Site Manager	TBA		
Arboricultural Consultant	Iain Tavendale	High Bank Farm, Earby, Lancs BB18 6LD	01282 853333
Arboricultural Contractor	TBA		
Local Authority Tree Officer		Ribble Valley Borough Council.	01200 414505
Landscape Contractor.	TBA		



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT CLOUGH BANK LANE, CHATBURN.

Issued to: Mr Stephen Harrison

15 February 2022

Prepared by: *Iain Tavendale F.Arbor.A*
High Bank Farm
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Earby
Barnoldswick
Lancs BB18 6LD
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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.

The report does not provide a full health and safety inspection of the trees surveyed. It is not a Tree Hazard Assessment that is specific to minimising the risks and liabilities associated with trees.

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	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

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
				N	S										
T1	Sycamore	23	1000	N E S W	9 10.5 12.2 8.4	6.5		M	F	Ivy clad inspection restricted. Rv. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Some historic crown lifting. Mutually suppressed with T2. Stem bifurcates at 2m.	No action at present.. Monitor.	20	B2	452.45	12
T2	Sycamore	23	725	N E S W	4.1 4 7.9 9.5	5	7.5W	M	F	Minor ivy cover. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed with T1.	No action at present.. Monitor.	20	B2	237.82	8.7
T3	Goat Willow	5.5	85	N E S W	2.5 2.9 2.5 2.9	1	1.2W	Y	F	Decurrent untidy form typical of species. Reasonable vitality.	No action at present.. Monitor.	10	C2	3.27	1.02
T4	Ash	14	450	N E S W	3 4.3 4.2 3	7		M	P	Tight against boundary wall with potential to displace on incremental growth. However extensively infected with Ash dieback (<i>Hymenoscyphus fraxineus</i>) and considered to have minimal safe useful life expectancy.	Fell. No safe useful life expectancy.	0/10	U	91.62	5.4
T5	Elm	14	350	N E S W	7.5 4 5.2 6.2	3		M	F	Stem bifurcates at 2m. One sided due to mutual suppression with T4. Species always susceptible to Dutch Elm Disease infection as matures.	No action at present.. Monitor.	10+	C2	55.42	4.2
T6	Ash	18	650	N E S W	4 6.9 7 7.5	5		M	F/P	Stem to west has Ash dieback (<i>Hymenoscyphus fraxineus</i>), remaining sections cannot be ascertained at present. Ivy clad inspection restricted. Multi stemmed from ground level.	Discuss with owner - off site.	10	C2	191.16	7.8

T7	Sycamore	18	600	N E S W	4.2 7.3 4 5	4		M	F	Ivy clad inspection restricted. Mutually suppressed by T6 & T8. Stem trifurcates at ground level. Low vitality for tree of this size and age. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present.. Monitor.	10+	C2	162.88	7.2
T8	Ash	22	550	N E S W	5.5 7.7 6 8	6		M	P	Stem bifurcates at ground level. Extensively infected by Ash dieback (Hymenoscyphus fraxineus). Minimal safe useful life expectancy.	Discuss with owner - off site. Requires removal to afford acceptable levels of safety.	0/10	U	136.87	6.6
T9	Sycamore	25	700	N E S W	7.5 8.5 10.6 8	10	8SE	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Some historic crown lifting over site.	No action at present.. Monitor.	20+	B2	221.70	8.4
H1	Beech.	3.5	75	N E S W	1	0		M	F	Well clipped boundary feature. Reasonable vitality.	Continue normal management regime.	10	C2	2.55	0.9

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

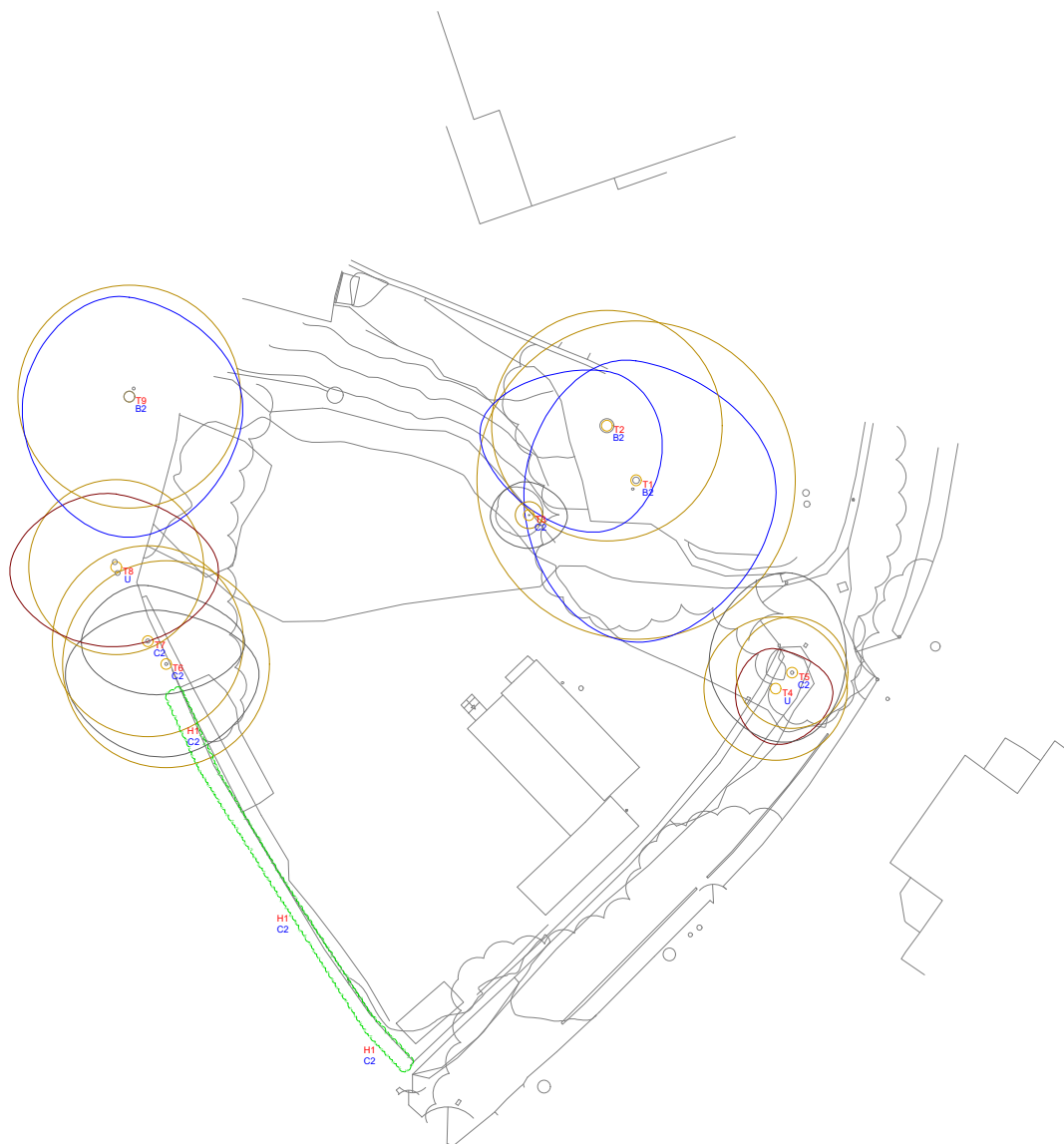
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied 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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IAN TAVENDALE I.Arbur.A.
ARBORETCULTURAL CONSULTANT

CLOUGH BANK LANE

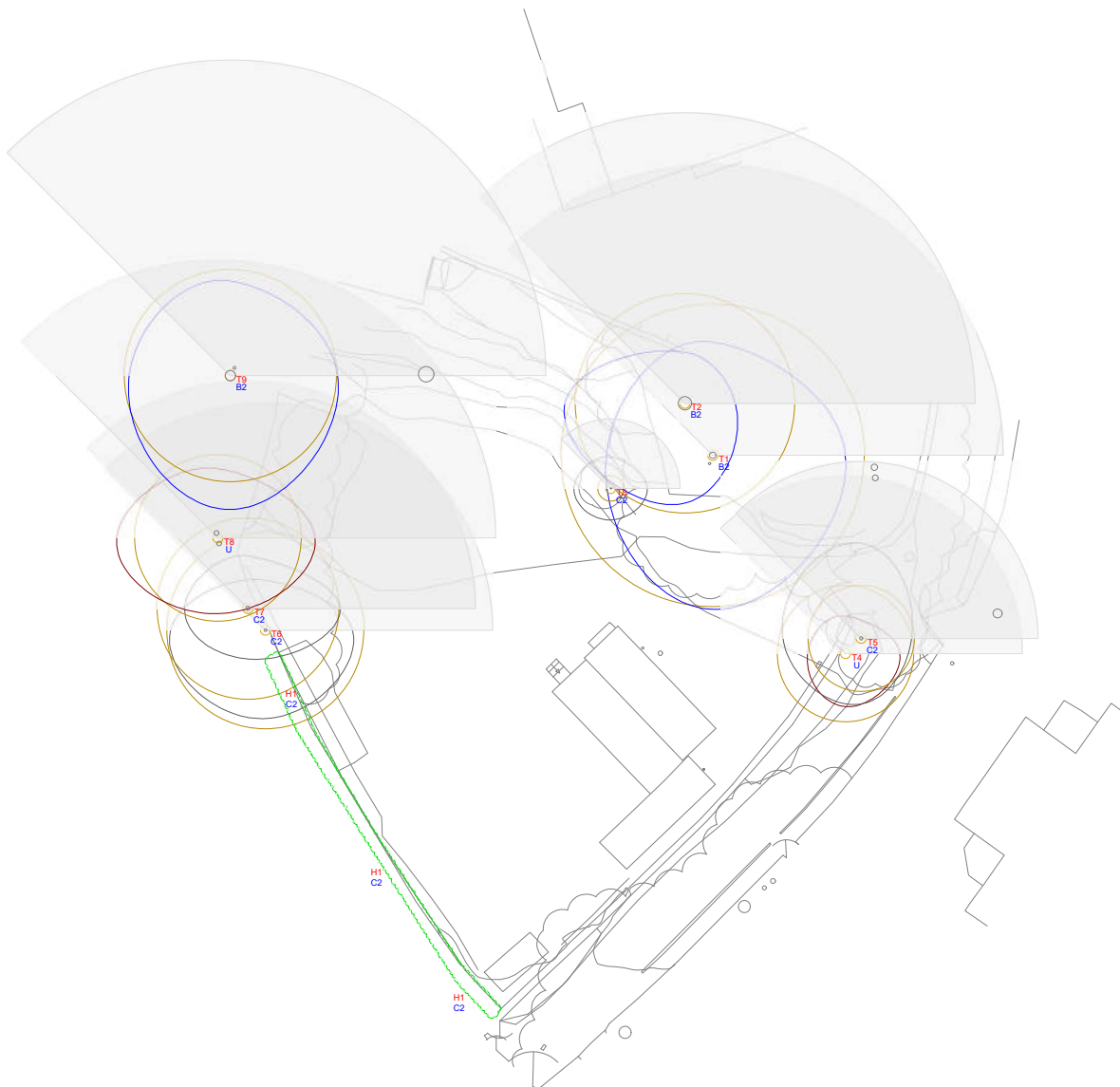
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Date: **FEB 2022**

Scale: **1:200 @ A1**



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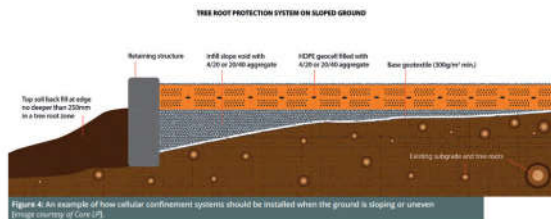


Project Name and Address
CLOUGH BANK LANE

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Date
FEB 2022
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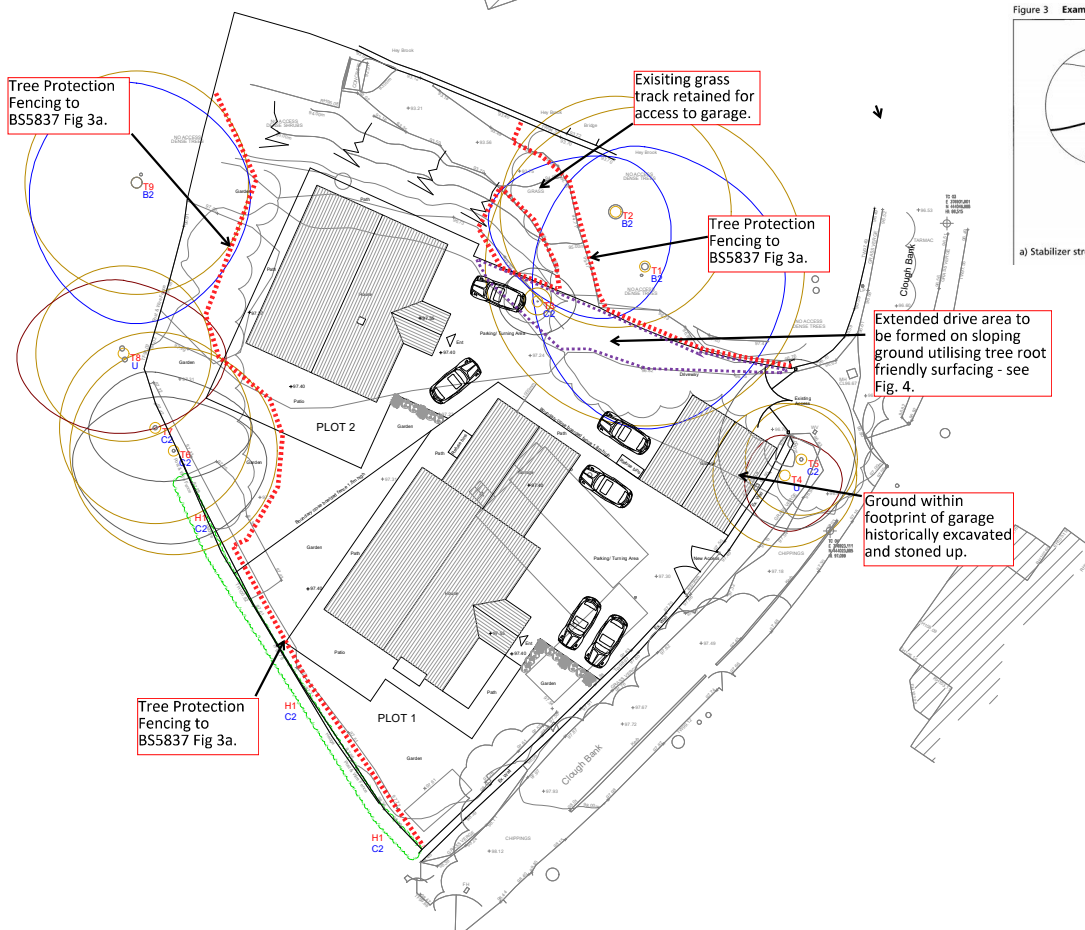
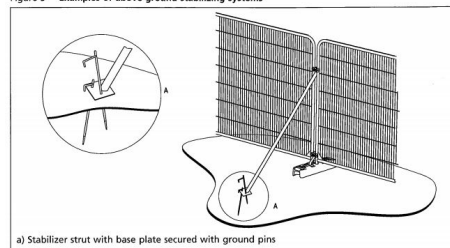
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Tree protection Signage.



Figure 3 Examples of above-ground stabilizing systems



Tree Protection Plan
 to be read in conjunction
 with Arboricultural
 Impact Assessment &
 Method Statement.

Iain Tavendale F.Arbor.A.
 March 2022.

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 ARBORICULTURAL CONSULTANT

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