



Ecological Consultants
Environmental and Rural Chartered Surveyors

Client: Eric Wright Construction
Site: Standen Central Site, Clitheroe, Lancashire

Residential Care Home
Arboricultural Impact Assessment

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ARBORICULTURAL IMPACT ASSESSMENT

1. SITE

A. SITE DESCRIPTION

1. The proposed development site is comprised of an area of rough grass cover at Standen Central Site, Clitheroe, Lancashire.
2. The development area is as indicated in Appendix 2: Tree Constraints Plan and tree stock is as detailed within Appendix 1: Tree Schedule, Appendix 2: Tree Constraints Plan
3. The survey area consists of the surroundings of the development site, the site is currently defined by a continuous boundary of Heras fencing panels.
4. There is no tree stock within the defined boundaries of the site. Two trees and one standing stem are located to the northeast of the site. These trees are situated in an area defined as a landscape buffer on the supplied site plan.
5. The survey area is bounded by the landscape buffer area to the north / northeast, all other boundaries are defined by the ongoing construction of a housing development and a school.

B. SURVEY DETAILS

1. The site was surveyed on 18/01/2023, tree heights were estimated via use of a clinometer (Suunto PM-5), measurements of DBH taken at 1.5m height and crown spread was taken by ground measurements. The position of selected tree references within the site were estimated via laser measure from physical reference points. Note: We are not land surveyors and as such tree locations are estimated to the limits of measurements and site reference points. Tree locations were added from the supplied site plan. Sun positions were estimated on site via Sun Surveyor software. Weather conditions were bright with full sun and no wind. Images were recorded at survey date on a Samsung A32.
2. All surveying of tree stock on the site was carried out visually from the ground only. Where ivy cover was encountered on trees then only limited visual checking of structure and potential defects was possible.
3. At the time of surveying all trees were recorded on standard tree record sheets, see Appendix 1: Tree Schedule. Trees were surveyed throughout the entire site, detailed individual details were recorded for all significant trees within the existing site. Where larger numbers of smaller trees were encountered in the survey area these are included as a Group record which includes the approximate height range and maximum Diameter at Breast Height (DBH) of trees within the group, these groups are referred to by group i.e. Group 2 (G2).
4. The surveyed trees are categorized by the standard retention categories as defined in BS5837:2012. Such retention categories seek to inform the design process of trees which may be worthy of consideration for inclusion within the proposed development. All work recommendations relate to trees within the context of the current site layout and usage.
5. Note: the report and schedule recommendations form components of a development survey and are not intended to be used as a specific tree hazard assessment.
6. Trees requiring removal to facilitate the proposed development, or which are unsuitable for retention are annotated in red on the Tree Constraints Plan and may be further identified in the work recommendation section of the Tree Schedule.

2. PROPOSED DEVELOPMENT

A. PROPOSED DEVELOPMENT

1. The proposed development layout is for the construction of a residential car home in the southern section of the defined site. The layout proposals form the basis of Appendix 2: Tree Constraints Plan.

3. TREE PRESERVATION ORDERS AND CONSERVATION AREAS

A. SITE DESCRIPTION

1. The site is not located within a Conservation Area.
2. We have conducted an online check of the Ribble Valley Borough Council TPO (Tree Preservation Order) list, this does not show a TPO with the name 'Standen'.
Reference: <https://www.ribblevalley.gov.uk/downloads/download/263/list-of-tree-preservation-orders-tpo>.
3. The status of all trees within and adjacent to the site boundaries should be verified to the undertaking of tree works or removals.
4. It should be noted that trees located outside of maintained grounds and not covered by an active TPO or conservation area are subject to the standard Felling License constraints imposed by the Forestry Commission. These regulations restrict the volume of timber which may be removed in a calendar quarter without a felling licence to 5 cubic metres.
5. Hedgerow regulations cover the protection of certain established field boundary hedges.

4. IMPACT OF DEVELOPMENT ON TREE STOCK

A. CURRENT TREE STOCK

1. The current tree stock within the survey boundaries as defined by those trees within 20 metres of the proposed site boundary is detailed in Appendix 1: Tree Schedule and outlined as follows.
2. All tree references are located off -site to the north / northeast of the site boundaries.
3. Tree references T1 to T3 are mature to veteran Sessile Oaks which are located in the remnants of a field hedge line.
4. T1 has suffered a significant failure in the upper stem / crown and has limited remaining live crown.
5. T2 has had all of the live crown removed and is a standing stem.
6. Tree reference T3 is a mature Sessile Oak with some veteran features, it currently has reduced vigour and relatively low, squat crown form.
7. No other significant trees are located within the sphere of the development. There is a significant separation (>16m) between the proposed development site boundary and the closest tree, T1.

4. IMPACT OF DEVELOPMENT ON TREE STOCK (CONT.)

B. PROPOSED DEVELOPMENT

1. Trees which are within the zone of potential impacts from the proposed development are detailed as follows.
2. The proposed development would not require the removal of any of the surveyed trees.
3. The proposed development layout is not located in the proximity of the RPA (Root Protection Area) of any of the surveyed off site trees.
4. The RPA of the surveyed trees does not extend up to the boundary of the site. Note: even if T3 were treated as a veteran example, the RPA would not extend up to the boundary of the site.
5. Neither the proposed building nor any associated landscaping will have any impact upon the surveyed tree stock.
6. No other trees are directly or indirectly affected by the proposed development.

5. SUGGESTED MITIGATION MEASURES

A. GUIDELINES

1. Outline guidance for the protection and retention of trees within and adjacent to the site.
2. Erection of protective fencing as indicated in Appendix 2: Tree Constraints Plan. Given the location of the trees and distance from the site, the existing site boundary fencing can serve as tree protection fencing
3. No material storage should take place in protected areas.
4. No mixing of cement-based or other building materials should take place within the root protection area, no storage of fuels should take place within this area.
5. The tree protection must remain in place until work is completed and there is no risk to the RPAs
6. Once construction has been completed and the landscaping phase is complete the protective fencing may be removed.

B. PROTECTIVE FENCING

1. Once erected all protective fencing will be regarded as sacrosanct and will remain in place until the completion of the construction phase. It shall not be removed, relocated, or breached at any time without consultation with the project arboriculturalist.
2. Protective fencing will be constructed of robust barriers fit for the purpose of excluding construction traffic from root protection areas.
3. Signs will be affixed to every third panel stating, 'Tree Protection Area Keep Out'. See Appendix 5 for example of signage.
4. All fencing will be securely affixed to avoid movement of fencing during the construction phase.
5. For the sections marked in solid purple on Appendix 2 fences will be constructed of site fencing of 'Heras' type as is currently in place. In the instance of the site, the distance from the boundary to the tree is such that no additional bracing is required.
6. Indicative positions for protective fencing are shown in purple on Appendix 2: Tree Constraints Plan. This is the site boundary line.

5. SUGGESTED MITIGATION MEASURES (CONTINUED)

C. GENERAL PRINCIPLES TO AVOID DAMAGE TO TREES.

1. Protective fencing installed to prevent mechanical damage to trees adjacent to the development.
2. An indicative list of recommended practices during construction phase is listed below:
3. Once installed tree protection must remain in place and be observed at all times.
4. No fires within 10m of the crown of any retained trees.
5. Soil levels in rooting areas to be retained with minimal level changes, no greater increases than 300mm from existing levels.
6. No cement mixing/washout to take place within 15m of any retained trees.
7. No chemicals, bitumen etc. to be stored within 10m of any retained trees.
8. Any spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas to be reported to project supervisor.
9. No additional underground services have been indicated to us at this time but they may be safely routed to avoid rooting zones, if additional services require routing through the root zones of trees for retention then appropriate sub surface or hand trenching methods should be used and guidance sought prior to any works being undertaken. See BS3857:2012.

D. MITIGATION PLANTING.

A specific landscaping plan has not been supplied to us at this time.

There is no requirement for tree removals, therefore any additional tree planting will increase tree stock from that within the existing site.

6. CONCLUSION

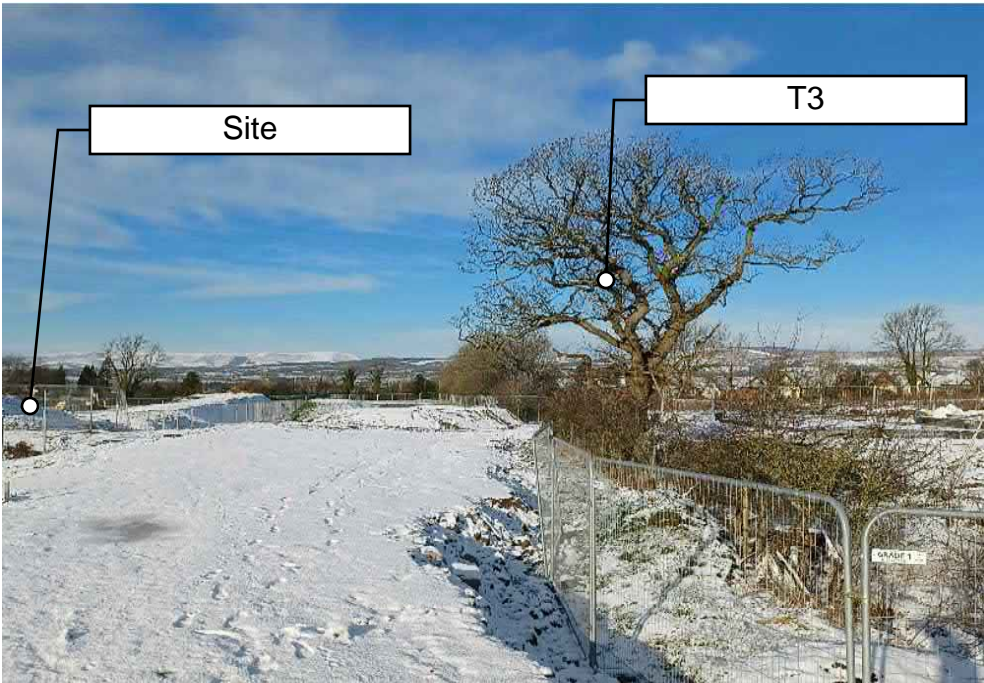
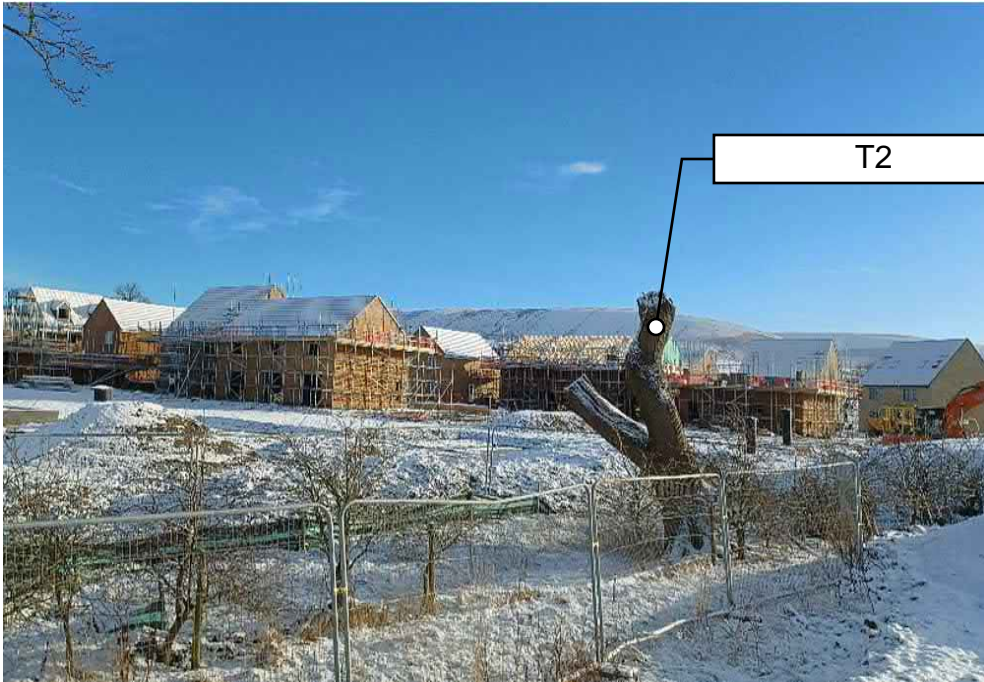
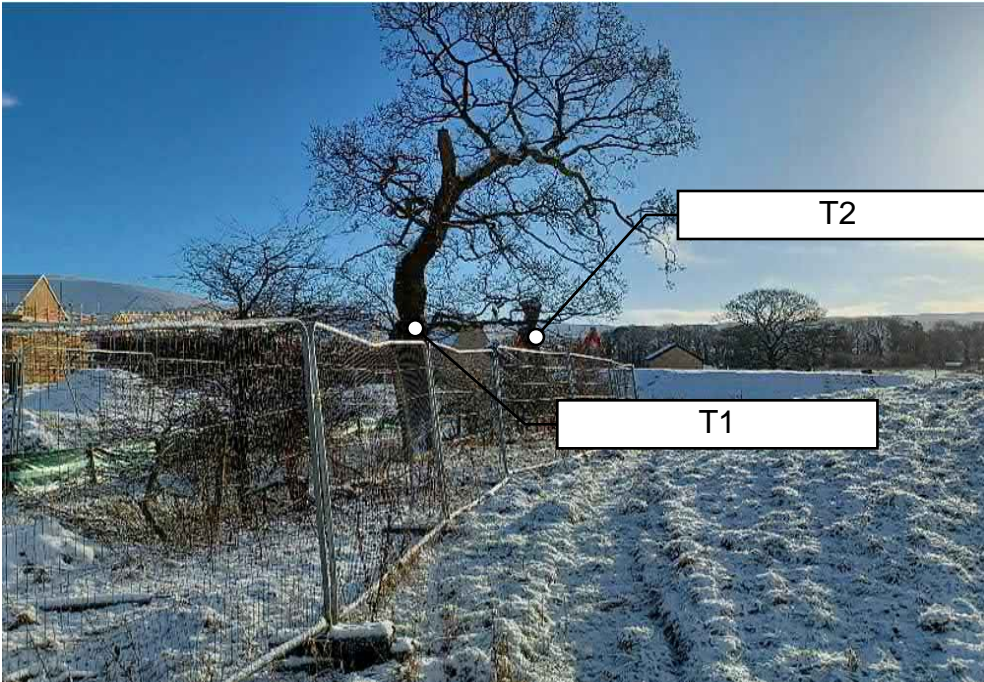
1. The proposed development layout will not require the removal of any individual trees or groups of trees.
2. All tree references are located outside of the site boundaries.
3. The surveyed trees do not have either RPA (Root Protection Areas) or crowns which extend into the site.
4. Protection for the surveyed trees can be provided by the current site boundary fence. Additional bracing is not required due to the distance from the site boundary to the surveyed trees.
5. No other significant trees than those surveyed are located within the proximity of the development area.
6. The nature of the proposed development combined with the size and location of the retained trees will not create any above ground conflicts regards to light reduction or overshadowing.

7. RECOMMENDATIONS

It is recommended that

1. The design and layout of any proposed development reflects the guidance contained within this report both for the management of trees for retention and the protection of same during the proposed development phase and that due consideration is given to the position of any development in relation to retained trees and the removal of trees which are unsuitable for long term retention from the site prior to any development.

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations / development	RPR m	RPA m ²	Category
T1	Quercus petraea (Sessile Oak)	M	750	14	6	3	5	5	5	Poor	20+	Former field boundary hedge tree, previous failure of upper stem / leader at 10m with limited remaining crown. DBH estimated (fence)	No impact from development	9	254.5	A2
T2	Quercus petraea (Sessile Oak)	M	900	6	0	0	0	0	0	Dead	<10	Standing stem with no remaining live crown growth	No impact from development	10.8	366.48	B2
T3	Quercus petraea (Sessile Oak)	M	920	10	3.5	6	6	6	6	Fair	20+	Tree located in former field boundary line / remnant hedgerow. Extensive burrs on lower stem. DBH measured	No impact from development	11	382.95	A2



APPENDIX 4

Selected Reference List

The Body Language of Trees by Claus Mattheck & Helge Breloer (1994) London:HMSO.
Diagnosis of ill-health in trees by R.G. Strouts and T.G. Winter. (2000) London:HMSO
Principles of Tree Hazard Assessment and Management by David Lonsdale.(1999) HMSO
BS5837:2012 British Standards Institute
BS3998:2010 British Standards Institute
Trees Their Use, Management, Cultivation and Biology Robert Watson 2006
Tree roots in the built environment (Research for Amenity Trees) (2013) Arboricultural Association
Law of Trees, Forests and Hedges
by Dr. Charles Mynors (Author) Sweet & Maxwell; 2nd Revised edition (14 Dec. 2011)
Assessment of Tree Forks, Assessment of Junctions For Risk Management by Dr. Duncan Slater : Arboricultural Association (Nov 2016)
Collins Tree Guide by Owen Johnson (2006): Harper Collins, London



**TREE PROTECTION
AREA**

KEEP OUT!

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE
AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL
CONSULTANT**