Bowland Wild Boar Park
Chipping
Lancashire

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Reference:

Proposed pod and lodge development

Current site.

We have been asked to review and comment on the above proposed development site as illustrated in Appendix 2 of this document in relation to arboricultural impacts and constraints.

We visited the site on 14/04/2023 in order to survey any trees, groups of trees and hedges as required in the production of a report to BS5837:2012. The location of individual trees was taken from the supplied site plans, where dense woodland or young tree planting is present, we have estimated the extents of these areas.

The site is not located in a Conservation Area. We have conducted an online check of the Ribble Valley Borough Council TPO (Tree Preservation Order) list, this does not show a TPO with a name that might apply to the site. Reference: https://www.ribblevalley.gov.uk/downloads/download/263/list-of-tree-preservation-orders-tpo. Our woodland reference W4 to the south of the site is indicated as Ancient and Semi Natural Woodland, this woodland is separated from the site by existing vehicle tracks.

It should be noted that as the site is composed of non-domestic land, felling licence restrictions apply to it, this limits the volume of timber which may be removed without a felling license to 5 c mtr per calendar quarter. Any felling above this limit will require an application to The Forestry Commission.

There are currently trees located around and within the proposed development areas. These trees are listed in Appendix 1 and outlined as follows.

H1 is a relatively young Hawthorn hedge which divides the pod site from the lodge area. W1 is an area of younger aged woodland, it is primarily comprised of Larch with occasional Silver Birch and Cherry at its eastern edge. W2 forms the northern boundary pf the pod site it is comprised of Norway Spruce with occasional Common Ash.

W3 is an area of young (juvenile aged) mixed tree planting, it is located to the west of the existing lodge site. As detailed in Appendix 1, the majority of W3 contains a large volume of Common Ash (50-80% of volume); these Ash are extensively infected with *Hymenscyphus fraxinea* (Ash Dieback) and are either dying or standing deadwood. G1 forms the eastern edge of this section of the site, it has previously been cleared of Ash with a limited number of remaining trees (mainly Sessile Oak). These have been bolstered

by additional planting around the margins of the existing development.

W4 is an area of established woodland to the south of the proposed development area. It is separated from the site by an upper and lower vehicle access track. A small number of trees are located adjacent to the downhill (southern) side of the upper access track, these are two Sycamores and an Alder with a DBH (stem diameter) of 500mm and a single, mature Sycamore of 960mm DBH. The main continuous areas of woodland W4 are located to the south of the existing main access track at 15m+ from the site. The edge of the site is defined by steeper sloping ground.

No other trees are located in the proximity of the proposed development area.

Proposed development.

The proposed development is for the siting of additional pods and lodges as shown on Appendix 2: Tree Constraints Plan.

The proposed pods will not require the removal of any trees, nor will it impact upon the retention of any of the surveyed tree stock.

The proposed lodges are predominantly located in the rea encompassed by group G1 and extends into the eastern edge of W3.

As detailed in Appendix 1 and illustrated in Appendix 3, there is no notable tree stock in this area of the site, the areas of W1 closest to the proposed development area are primarily comprised of dead Ash which require removal irrespective of any development. G1 has been cleared of dead Ash and consequently has limited remaining tree stock, the newly planted elements of this area can be relocated to accommodate the proposed lodge locations

The lower southern edge of the proposed development area is located outside of the RPA and crown extents of the limited number of established trees to the south of the site (margins of W4). There should be no requirement for incursions into this area, this will be aided by the contours of the site with steeper sloping land to the south of the proposed lodge locations.

A protective fence should be established at the location shown on Appendix 2 prior to the commencement of construction. This should remain in place throughout the construction process.

Guidelines for all elements of construction are contained in this document.

In conclusion, no significant trees require removal in the development and all suitable existing trees can be retained and protected if the guidance contained in this document and BS5837 is followed. The nature of the proposed development should not lead to an increase in conflict with trees over the existing site.

Antony Wood

Attached:

Appendix 1: Tree Schedule
Appendix 2: Tree Location / Constraints Plans
Appendix 3: Site Images
Appendix 4: Construction Guidelines
Appendix 5: Tree Protection Measures

Appendix 1: Tree Schedule Land at Bowland Wild Boar Park _ Survey Date: 14/04/2023 Surveyor: A. Wood

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations / development	RPR m	RPA m^2	Category
H1	Crataegus monogyna (Hawthorn)	EM	70	2	0	0.5	0.5	0.5	0.5	Good	40+	Young hedge which forms internal division between areas of site. Laid once previously	Can be retained in development - no impact	0.84	2.22	C2
W1	Betula pendula (Silver Birch),Larix decidua (European Larch),Prunus avium (Wild Cherry)	SM	300	12	1	2.5	2.5	2.5	2.5	Mix	10+	Area of predominantly Larch planting in close spaced un-thinned rows. Small area of scattered Silver Birch form outer (northern) edge of area and are located approximately 32m from closest pod. 1 x dead Larch at outer edge may be from Phytophthora ramorum infection so remainder require monitoring	Can be retained in development - no impact	3.6	40.72	C2
W2	Fraxinus excelsior (Ash),Picea abies (Norway Spruce)	SM	200	10	1	2.5	2.5	2.5	2.5	Mix	20+	Linear group of younger aged Spruce along edge of pod site. Ash at edge of group have sparse crowns and signs of Ash Dieback Infection	Can be retained in development - no impact	2.4	18.1	C2
W3/ G1	Acer platanoides (Norway Maple),Fraxinus excelsior (Ash),Malus sylvestris (Crab Apple),Prunus avium (Wild Cherry),Quercus petraea (Sessile Oak),Salix fragilis (Crack Willow)	SM	150	10	1.5	1.5	1.5	1.5	1.5	Mix	20+	Area of young, generally un-thinned planting. Outer northern section has had Ash component removed an landscape planting undertaken around margins of recent development. See area G1 on Appendix 2 and Appendix 3. Remainder of woodland planting is comprised of a minimum of 50% Ash with some sections having over 80% Ash. All Ash is severely infected by Ash Dieback and has either <10% remaining crown or is standing deadwood	Proposed development area is mainly in G1 where Ash have been cleared and limited remaining tree stock with additional new planting. Any additional tree removals would be of low quality trees and predominantly of dead / dying Ash.	1.8	10.18	C2/U
W4	Acer pseudoplatanus (Sycamore),Alnus glutinosa (Common Alder),Crataegus monogyna (Hawthorn),Sambucus nigra (Elder),Quercus petraea (Sessile Oak)	M	350	14	2	5	5	5	5	Fair	20+	Area of secondary regenerated woodland to east of site on sloping ground. The main body of woodland is set to the east of a compacted gravel access track with only scattered trees along the upper side of this. A Sycamore and Alder are the largest trees at the woodland / site edge (500 mm DBH). A single mature Sycamore is stem further to the east and north to the east of the treatment plant, this tree is larger (960mm DBH), it has hollowing of the basal flare but is located away from all structures and routes	Can be retained in development - no impact	4.2	55.42	B2
G1																

Appendix 1b : BS5837 Cascade chart

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	• 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			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

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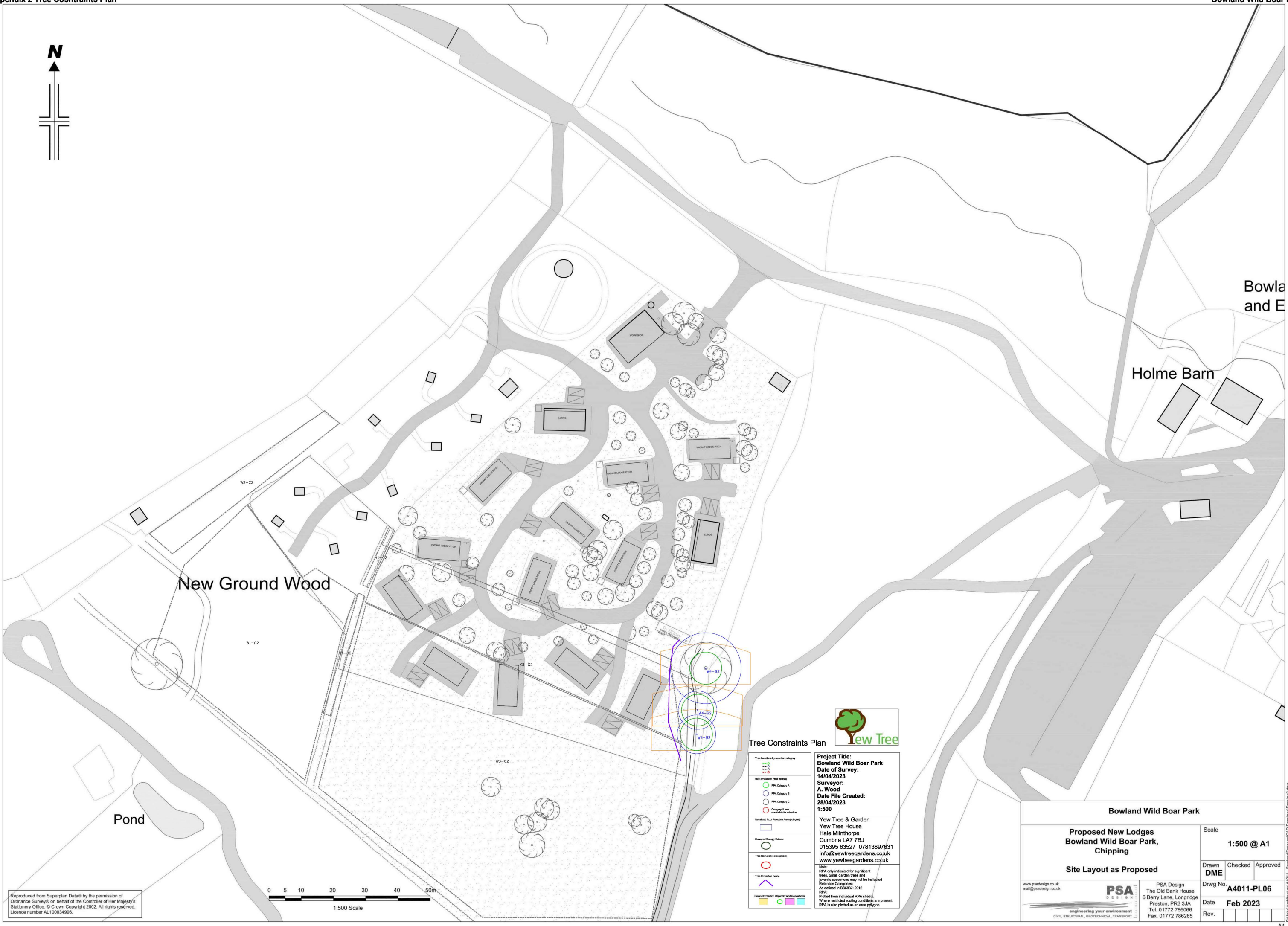
Yew Tree


N
New Ground Wood
Pond
Holme Barn
Bowla
and E
Tree Constraints Plan
Yew Tree
Tree Locations by retention category
Root Protection Area (radius)
RPA Category A
RPA Category B
RPA Category C
Category U tree unsuitable for retention
Restricted Root Potection Area (polygon)
Surveyed Canopy Extents
Tree Removal (development)
Tree Protection Fence
Ground Protection / Specific Working Methods
Project Title:
Bowland Wild Boar Park
Date of Survey:
14/04/2023
Surveyor:
A. Wood
Date File Created:
28/04/2023
1:500
Yew Tree & Garden
Yew Tree House
Hale Milnthorpe
Cumbria LA7 7BJ
015395 63527 07813897631
info@yewtreegardens.co.uk
www.yewtreegardens.co.uk
Note:
RPA only indicated for significant trees. Small garden trees and juvenile specimens may not be indicated
Retention Categories:
As defined in BS5837: 2012
RPA:
Plotted from individual RPA sheets.
Where restricted rooting conditions are present RPA is also plotted as an area polygon
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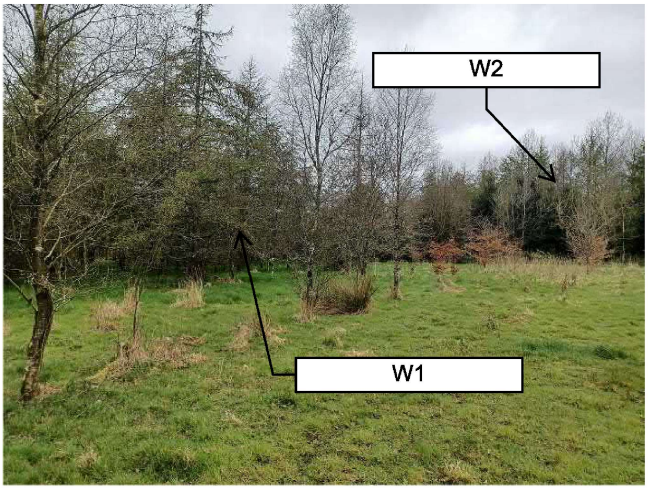
0 5 10 20 30 40 50m
1:500 Scale
Bowland Wild Boar Park
Proposed New Lodges
Bowland Wild Boar Park,
Chipping
Site Layout as Proposed
Scale
1:500 @ A1
Drawn
DME
Checked
Approved
www.psadesign.co.uk
mail@psadesign.co.uk
PSA DESIGN
engineering your environment
CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT
PSA Design
The Old Bank House
6 Berry Lane, Longridge
Preston, PR3 3JA
Tel. 01772 786066
Fax. 01772 786265
Drwg No.
A4011-PL06
Date
Feb 2023
Rev.
A1

Appendix3: Images

Bowland Wild Boar Park



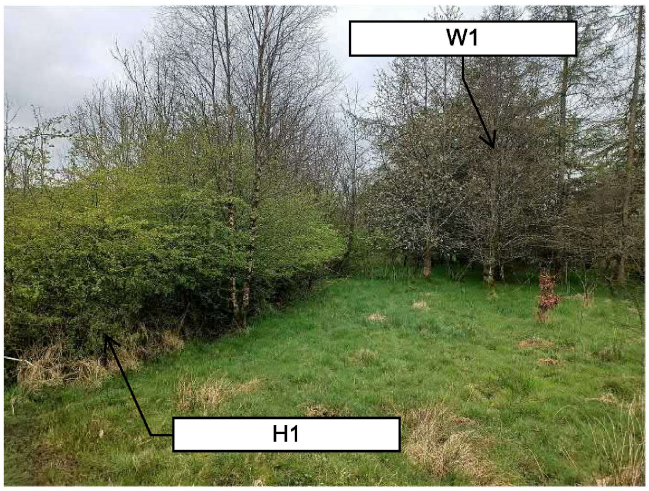


Image date 14/04/2023

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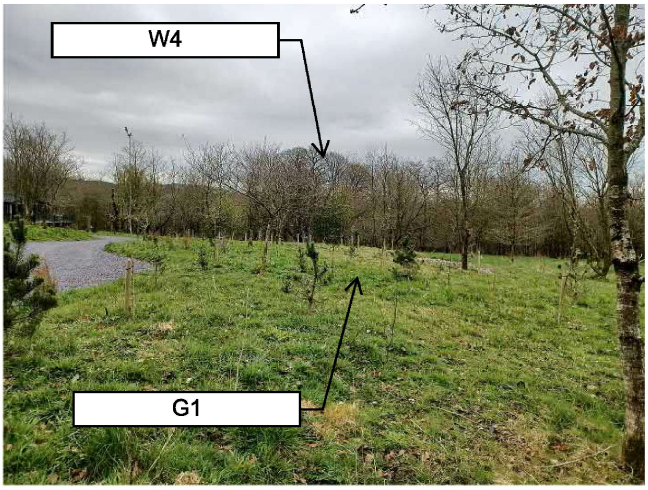

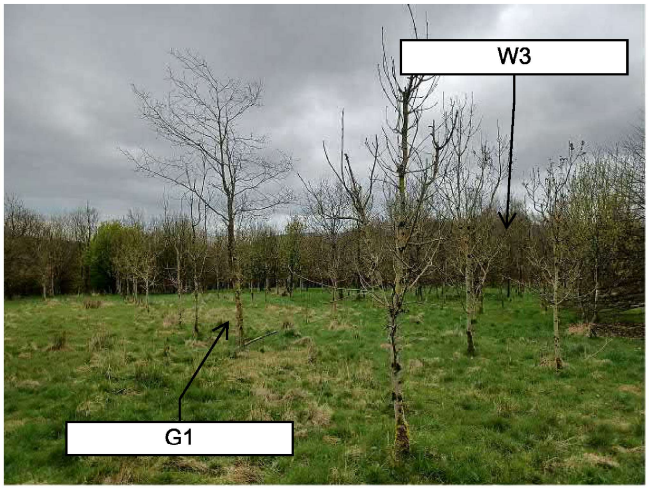

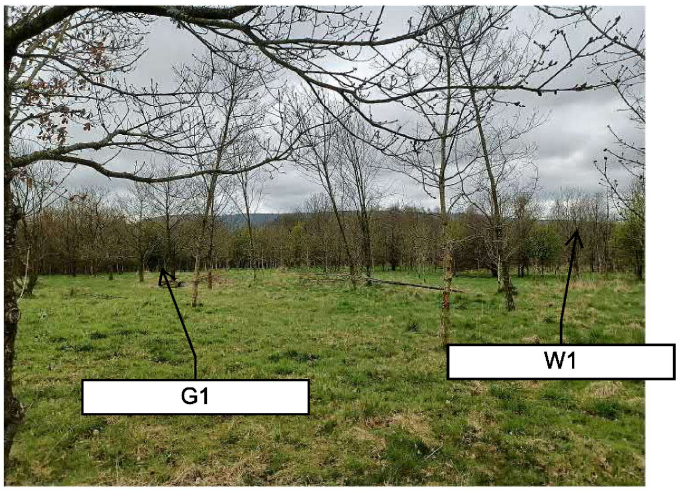

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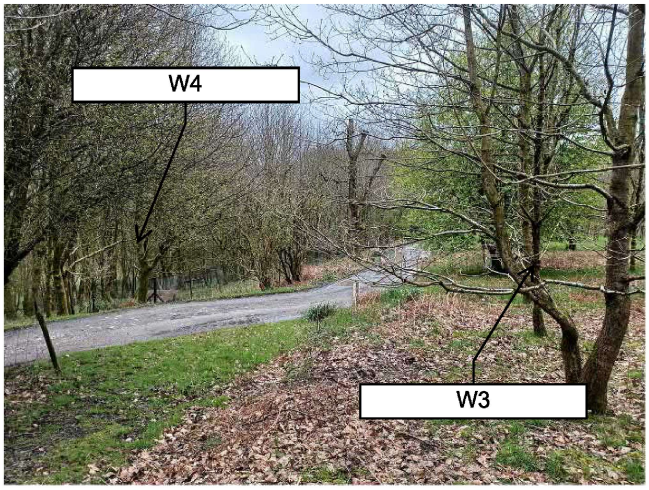

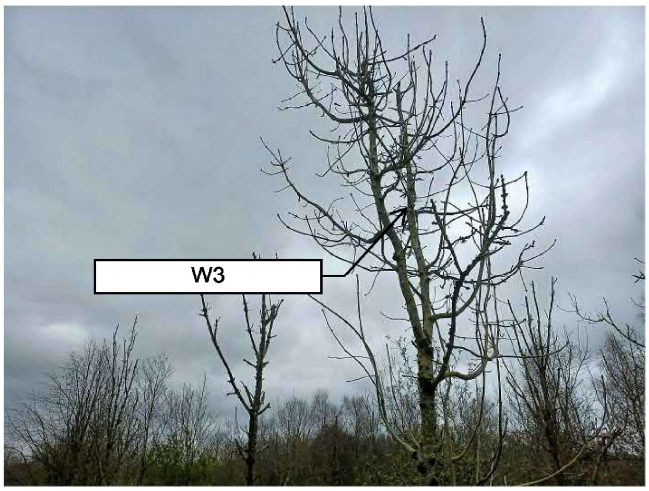

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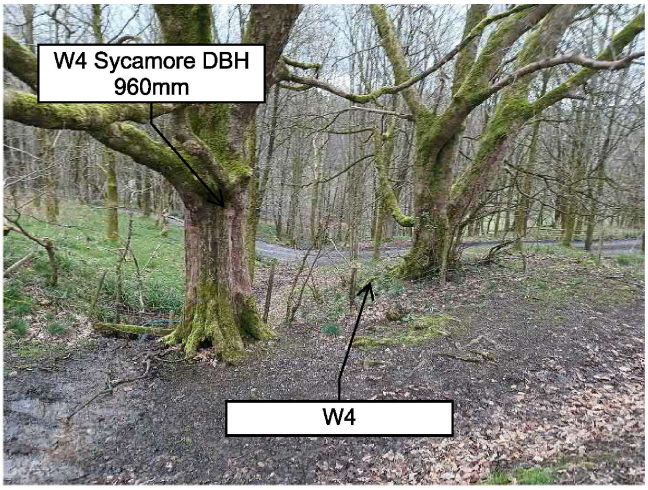


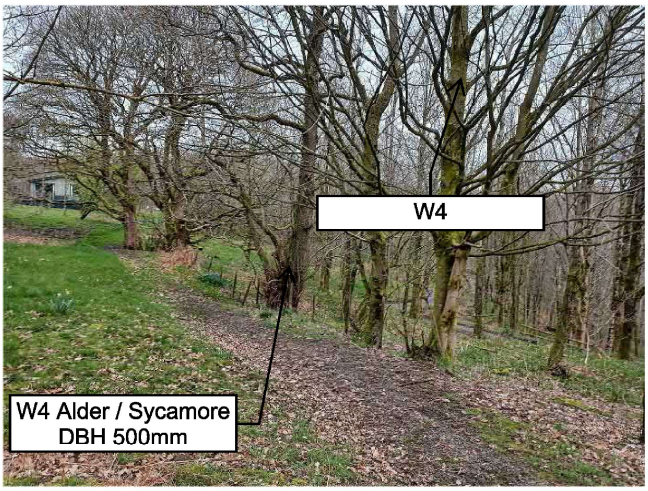


Image date 14/04/2023

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.

Tree protection measures.

A. Guidelines

1. Outline guidance for the protection and retention of trees within the site.

2. Erection of protective fencing and ground protection as indicated in Appendix 2: Tree Constraints Plan.

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 arboriculturist.

2. Protective measures will be constructed of barriers fit for the purpose of excluding construction activity from root protection areas. An example of a barrier is shown in Appendix 5.

3. Signs will be affixed to every third panel stating 'Tree Protection Area Keep Out'. See Appendix 5 for example of signage.

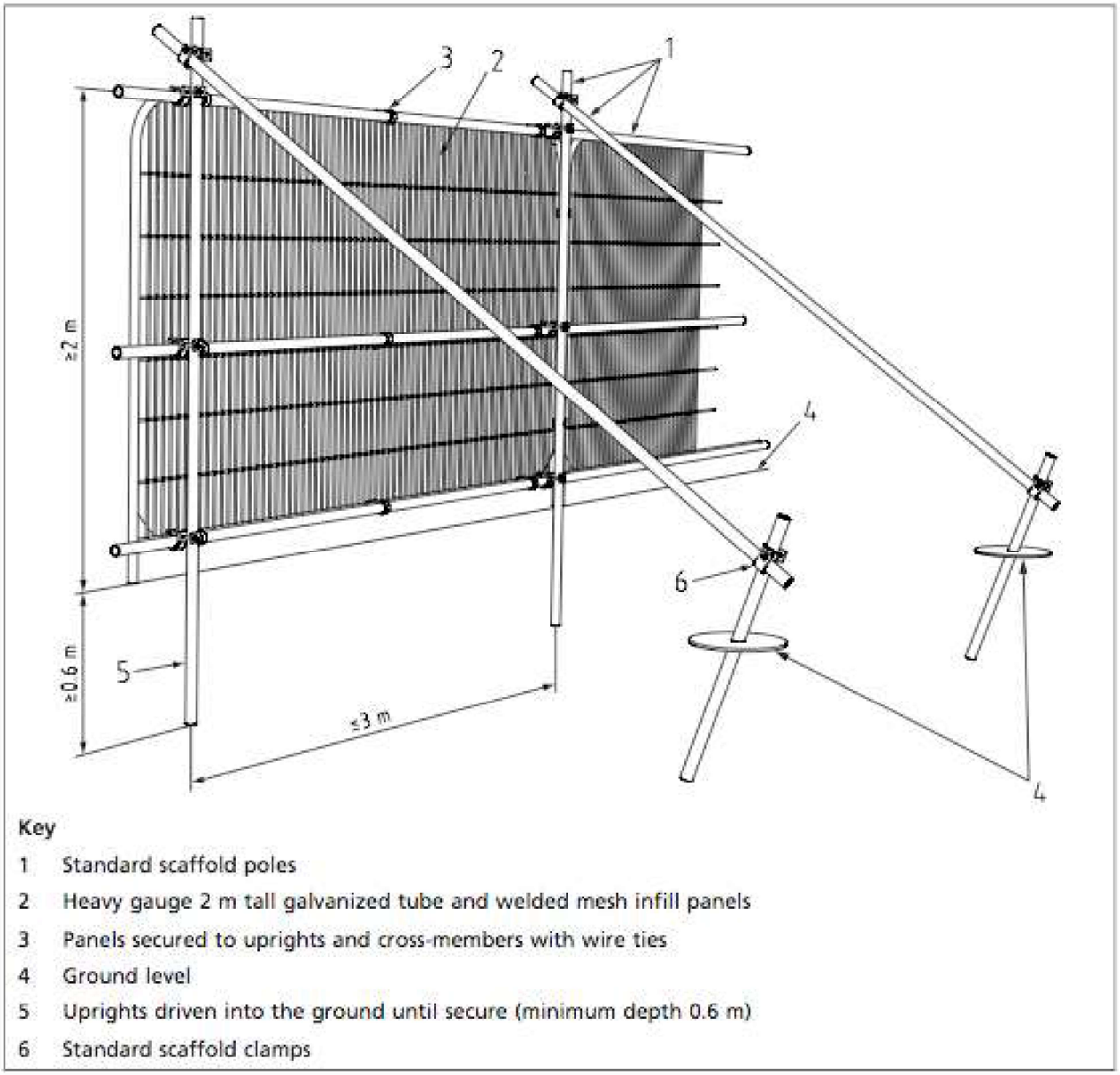
4. All barriers will be securely affixed to avoid movement of fencing during the construction phase.

5. Indicative positions for protective barriers are indicated in purple on Appendix 2: Tree Constraints Plan.

6. A specification for protective fencing is shown in Appendix 5.

Tree protective fencing

Figure 2 **Default specification for protective barrier**

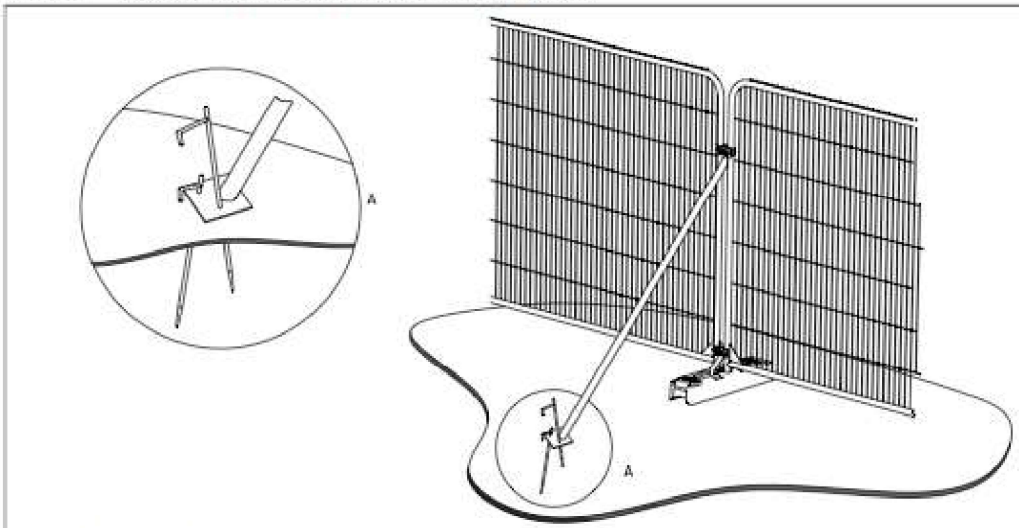


Key

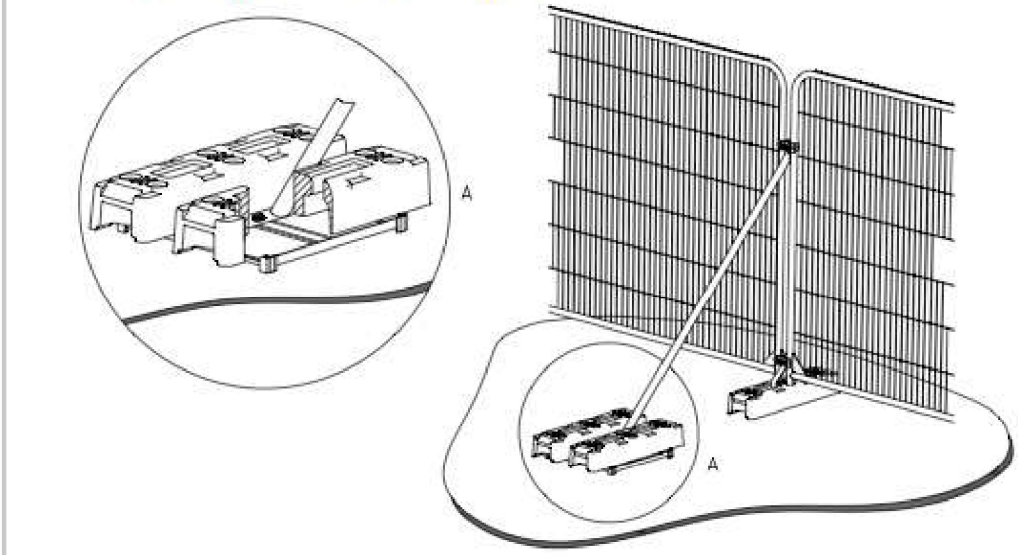
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Tree protective fencing

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

TREE PROTECTION AREA

KEEP OUT!

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