

Arboricultural Impact Assessment

In Relation to Proposed 40 Unit Commercial Development at



**Land at Higher College Farmhouse,
Lower Road, Hothersall,
Lancashire, PR3 2YY**

Prepared by:

Bowland 

October 2023

**ARBORICULTURAL IMPACT ASSESSMENT
HIGHER COLLEGE FARMHOUSE, HOTHERSALL**

Control Sheet

Project No.: BTC2848

Site: Land at Higher College Farmhouse, Lower Road, Hothersall, PR3 2YY

Agent for Client: PWA Planning

Council: Ribble Valley Borough Council

Survey Date: 11 May 2022

Surveyed by:

Prepared by:

Checked by:

Date of Issue: 23 October 2023

Version No: 2

Unit Two
11 Cannon Street
Preston
Lancashire
PR1 3NR

Ground Floor
14 Castlegate
Penrith
Cumbria
CA11 7HZ

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.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

**ARBORICULTURAL IMPACT ASSESSMENT
HIGHER COLLEGE FARMHOUSE, HOTHERSALL**

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1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
 - b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan, identifying tree retention categories, crown spreads, Root Protection Areas, trees proposed for removal, trees proposed for retention, etc.;
 - c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
 - d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - e) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
 - f) Advise on suitable retained tree protection measures required during development; and
 - g) Prepare an Arboricultural Impact Assessment report outlining the main tree related issues and reasonably foreseeable tree impacts in relation to the proposals and indicating suitable compensation and mitigation provisions and retained tree protection measures.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Ribble Valley Borough Council (RVBC), in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains. Essentially, it provides an initial analysis of the impacts that the proposed development is projected to have on trees located within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and compensation for projected losses, along with advice on appropriate tree protection measures in accordance with current guidance in the context of the proposals.

Site Visit, Data Collection and Tree Plans

- 1.3 Further to the instruction it is confirmed that a tree survey was carried out on 11 May 2022, in accordance with the preceding disclaimer, and all tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.4 The survey identified six individual trees (prefixed 'T'), four groups of trees (prefixed 'G'), and six hedges (prefixed 'H') which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), as appended. The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey plan supplied, whilst the TIP, which also has an overlay of the site proposal plans, is based on the proposed development plan supplied. Both the topographical survey plan and the proposed site plan were provided in electronic format by the project architects, PWA Planning, and, for the purpose of this report, the provided plans' details are presumed to be accurate.
- 1.5 The purpose of the TCP and the TIP is to give an initial indication of the constraints that the trees present to site development and the associated projected impacts of the proposals, and should subsequently be used by the LPA's tree specialist to preliminarily assess if the proposed development is viable in accordance with BS5837:2012 and, along with the information provided in this report, as a basis for the LPA to request further details regarding specific matters relating to trees at suitable stages in the planning process.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75 mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.
- 2.2 According to RVBC's planning website, the site does not stand within a CA. However, RVBC's website does not have interactive mapping information regarding TPOs and it is therefore essential that the presence of any statutory tree protection in relation to the surveyed trees be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to the implementation of a detailed (i.e. full) planning permission.

Protected Species

- 2.3 Bird nesting season runs from March to August inclusive. Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.
- 2.7 A felling licence is, however, not required for the felling of trees immediately required for the purpose of carrying out development authorised by a full (i.e. detailed) planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site is located in the civil parish of Hothersall, on the rural edge of Longridge, approximately one kilometre east of the town centre. It currently consists of a farmhouse with associated hard-surfaces and gardens to the south, an access road to the west, and an agricultural field to the north, with the latter making up the largest element (see TCP). As also detailed on the TCP vehicular access is from a single point off road Lower Road to the site's north-western corner.
- 3.2 The site is bordered to north by Lower Road, to the east by a neighbouring access road with a grass verge and fields beyond, to the south and south-east by an agricultural building and hard-surfacing, and to the west by the site access road and field beyond (see TCP). As indicated on the TCP the ground levels within the site vary by up to approximately 5 metres from the highest point to the north-east to the lowest point to the south.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of six individual trees, four groups of trees, and six hedges were surveyed for the purpose of this appraisal. They range from young to mature in age, with heights of up to 16 metres, maximum diametrical crown spreads up to approximately 16 metres, and stem diameters up to approximately 940 millimetres. Details regarding specific tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking the development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.
- 4.4 As detailed in Table A, below, one tree was categorised as high quality, one group was categorised as moderate quality (i.e. 'B' category), four trees, three groups and six hedges were categorised as low quality (i.e. 'C' category), and one tree was classed as unsuitable for long term retention (i.e. 'U' category) regardless of the development proposals (see TSS).

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	T1	1 Tree
	'B'	G3*	1 Group
Those of a low quality that should not be considered a material constraint to development	'C'	T2, T3, T5, T6, G1, G2, G4* H1, H2, H3, H4 H5, H6*	4 Trees 3 Groups 6 Hedges
Those that should be removed for sound management reasons regardless of site proposals	'U'	T4	1 Tree
			= 6 Trees, 4 Groups & 6 Hedges in total

*Note: Items identified with an asterisk are located on neighbouring land and subsequently under third party ownership

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

Extant Planning Approval

- 5.1 From information provided by the project agents, PWA Planning, it is understood that there is an extant planning approval at the site, under planning application number 3/2022/0553, for the *“erection of commercial units (Use Class E(g)) including conversion and extension of existing farmhouse for purposes of Use Class E (g)”*, inclusive of the vehicular access improvement works to Lower Road to the site's north.

The Development Proposals

- 5.2 In turn, from information provided by the project agents, it is understood that the current proposal is for a commercial development consisting of 40 units over four blocks, along with associated car-parking provision, a battery storage/maintenance building, and landscaping, inclusive of new tree planting (see TIP). As also detailed on the TIP, vehicular access to the site is proposed off Lower Road to the north, as per the extant planning permission discussed at paragraph 5.1.
- 5.3 With regard to the above however, it is noted that certain specific construction details regarding the proposals, such as proposed levels, sectional drawings, etc., had not been provided as supporting documentation at the time of the preparation of this report, and that the associated appraisal of the potential development impacts on trees were subsequently limited in this respect.

Projected Arboricultural Losses Relating to the Development Proposals

- 5.4 From the information provided to date it is projected that, without including the tree that is considered to be unsuitable for long-term retention (i.e. the 'U' category tree), construction of the development as proposed will require the removal of one low quality (i.e. 'C'. category) tree, and a length of a low quality hedge.

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	-	-	-
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	T2, H1 (part)	-	1 Tree 1 part Hedge
Those that should be removed for sound management reasons regardless of site proposals	'U'	-	T4	1 Tree
Totals		1 Tree 1 part Hedge	1 Tree	= 2 Trees & 1 part Hedge in Total

Compensation for Projected Arboricultural Losses as Part of the Scheme's Landscaping

- 5.5 As indicated on the Proposed Development Plan, as prepared by Evolve Architectural Design and appended at Plan Three, the proposed site layout includes the approximate locations for 17 new trees and several new lengths of hedge. In turn, the provision of 17 new trees and several sections of hedge, as a component of site landscaping, is projected to more than adequately compensate for the identified tree losses that are necessary to implement the development as proposed.
- 5.6 Consequently, specific details regarding new tree planting should be included as part of the landscaping scheme prepared by a suitably qualified and experienced landscape architect in accordance with the guidance listed herein at paragraphs 7.5 and 7.6.

- 5.7 Accordingly, the provision of and adherence to a detailed landscape proposal plan can be assured through the imposition of a suitably worded condition attached to a planning approval.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TCP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The RPAs are indicated as magenta coloured shapes on the TCP and the TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of the trees proposed for retention.
- 6.6 In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

- 6.7 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

- 6.8 In turn, the production of and adherence to an AMS and a TPP can be conditioned to a planning approval.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removals should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of statutory tree protection (e.g. TPOs).

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the current UK industry standards and in accordance with industry codes of practice.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and to the project arboricultural consultant.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping works subsequently carried out within and close to retained trees' RPAs should be undertaken in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Any tree risk management appraisals and subsequent recommendations made in this report were based on observations and site circumstances at the time of the survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress.
- 7.8 In this respect, it should be noted that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a

qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Six individual trees, four groups of trees and six hedges were surveyed in respect of a proposed 40 unit commercial development at the site under consideration.
- 8.2 In this respect it is noted that there is an extant commercial planning approval at the site, inclusive of the necessary vehicular access improvement works to Lower Road to its north.
- 8.3 One tree was categorised as high quality, one group was categorised as moderate quality, four trees, three groups and six hedges were categorised as low quality, and one tree was classed as unsuitable for long term retention regardless of the development proposals.
- 8.4 An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of one low quality tree and part of a low quality hedge.
- 8.5 Nonetheless, it is noted that the proposed site layout includes approximate locations for 17 new trees and several new lengths of hedge, the provision of which is projected to adequately compensate for the identified tree losses that are necessary to implement the development as proposed.
- 8.6 Consequently, compensatory tree planting should be agreed as part of the planning deliberation process, and specific details regarding new tree planting should be included as part of a landscaping scheme, the provision of and adherence to can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 8.7 In turn, any subsequent landscaping works, inclusive of new tree planting, subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.
- 8.8 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that the retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.
- 8.9 Accordingly, in order to ensure adequate protection of retained trees, the aforementioned special consideration factors, should be included in a suitably detailed Arboricultural Method Statement and Tree Protection Plan, the provision of which and adherence to can also be conditioned to a planning approval.
- 8.10 Furthermore, it should also be noted that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development.

REFERENCES

BS42020:2013 - Biodiversity – Code of Practice for Planning and Development. BSI British Standards, London.

BS8596:2015 - Surveying for Bats in Trees and Woodlands. BSI British Standards, London.

BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.

BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For, The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Higher College Farmhouse, Lower Road, Hothersall, Longridge, Lancashire, PR3 2YY					
Agent for Client:		PWA Planning					

Surveyor:	
Survey Date:	11 May 2022
Job Ref:	BTC2483

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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	Sycamore	16	700#	N E S W	7 7 7 7	2-NW 1.75	M	G	<ul style="list-style-type: none">■ Growing in hedge and therefore unable to inspect base.■ Occasional fully occluded pruning wounds in lower crown to a diameter of 100mm.■ Light covering of dead ivy on stem.	<ul style="list-style-type: none">■ Retain tree in context of proposed development.■ Ensure protection of tree's Root Protection Area (RPA) through establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification.	40+	A1/2	222	8.4
T2	Common Oak	16.5	940	N E S W	8 8 8 8	2.5-N 1.75	PM	M	<ul style="list-style-type: none">■ 200mm x 100mm opening on western side of base reveals large basal cavity.■ Large seam extends from top of opening to a height of 2m.■ Lower stem heavily flared, evidently to compensate for internal decay.■ Numerous old pruning and tear wounds throughout crown, some with knotholes, to a diameter of 100mm.■ Light branch epicormics in lower crown.	<ul style="list-style-type: none">■ Remove tree in order to construct development as proposed.	10+	C1	400	11.28
T3	Apple	5	5x130 (ms)#	N E S W	4.5 4.5 4.5 4.5	0 1	M	M	<ul style="list-style-type: none">■ Multi-stemmed from base.■ One of leaders visibly hollow and decaying, with majority of foliage on this stem died back.■ Occasional unoccluded pruning wounds to a diameter of 70mm.	<ul style="list-style-type: none">■ Retain tree in context of proposed development.■ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification.	10+	C1	38	3.49
T4	Apple	7	320	N E S W	4 4 5 4	2-S 1.5	PM	P	<ul style="list-style-type: none">■ Stem open on north-western side and visibly severely decayed from base to a height of 1.5m.	<ul style="list-style-type: none">■ Remove tree due to poor structural condition.	<10	U	46	3.84
T5	Flowering Cherry	4.5	1x130 1x70 (ts)	N E S W	2.5 2 1.5 1.5	1.5-S 1	M	G	<ul style="list-style-type: none">■ Twin-stemmed from base.■ Crown slightly biased north.■ Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required.	<ul style="list-style-type: none">■ Retain tree in context of proposed development.	10+	C1	10	1.77

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 nearest half 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(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(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 IMPACT ASSESSMENT							
Site:		Higher College Farmhouse, Lower Road, Hothersall, Longridge, Lancashire, PR3 2YY					
Agent for Client:		PWA Planning					

Surveyor:	
Survey Date:	11 May 2022
Job Ref:	BTC2483

Page: 2 of 3

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)	
T6	Common Oak	4	1180	N E S W	2 2 2 2	1-N 1.5	M	P	<ul style="list-style-type: none">Very heavily topped with branch system completely removed down to 4m stump.Vigorous adventitious re-growth resultant of heavy pruning works.Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required.	<ul style="list-style-type: none">Retain tree in context of proposed development.	40+	C1	630	14.16
G1	Hawthorn, Sycamore, Blackthorn, Oak	≤ 5	≤ 150	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	0 ≥ 0	Y-SM	M	<ul style="list-style-type: none">Very closely spaced grown out remnants of a historically laid hedgeOne dead mature Hawthorn within.	<ul style="list-style-type: none">Retain group in context of proposed development.Ensure protection of group's RPAs through establishment of CEZ in accordance with appended specification.	20+	C1	≤ 10	≤ 1.8
G2	3no. Pear	≤ 9	≤ 350	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	1.25-NW ≥ 1.5	M	M/G	<ul style="list-style-type: none">Moderately spaced group.Approaching post-maturity.Occasional deadwood to a diameter of 80mm.South-eastern tree has moderate stem decay visible from base to a height of 1.5m.Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required.	<ul style="list-style-type: none">Retain group in context of proposed development.	10+	C1	≤ 55	≤ 4.2
G3	2no. Norway Maple, 1no. Sycamore, 1no. Horse Chestnut, 1no. Ash	≤ 11	≤ 300#	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	2 ≥ 1	EM	G	<ul style="list-style-type: none">Located on neighbouring land and therefore not inspected in detail.Moderately spaced linear group growing on opposite side of retaining wall.Moderately heavy ivy growing up most of stems.Two trees with stems in close proximity to built structures.Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required.	<ul style="list-style-type: none">Retain group in context of proposed development.	20+	B2	≤ 41	≤ 3.6
G4	15no. Ash, 2no. Sycamore	≤ 11	≤ 200#	N E S W	≤ 3.5 ≤ 3.5 ≤ 3.5 ≤ 3.5	1-S ≥ 1.5	Y	G	<ul style="list-style-type: none">Widely spaced group growing in trackside hedge.Four trees with heavy ivy growing into crowns.Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required.	<ul style="list-style-type: none">Retain group in context of proposed development.	20+	C2	≤ 15	≤ 2.16

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Higher College Farmhouse, Lower Road, Hothersall, Longridge, Lancashire, PR3 2YY					
Agent for Client:		PWA Planning					

Surveyor:	
Survey Date:	11 May 2022
Job Ref:	BTC2483

Page: 3 of 3

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)
H1	Hawthorn, Blackthorn	≤ 1.5	≤ 50#	≤ 2 Wide	0 ≥ 0	SM	G	▪ Managed roadside hedge.	<ul style="list-style-type: none"> Remove central section of hedge (see Tree Impact Plan (TIP)) in order to construct development as proposed, inclusive of previously approved road improvement works for vehicular access and form associated visibility splays. Retain sections of hedge to west and east of new access in context of proposed development. Ensure protection of retained sections of hedge through establishment of CEZ in accordance with appended specification. Manage retained hedge sections as required for site usage purposes. 	10+	C2	N/A	≈ 0.5
H2	Hawthorn, Blackthorn, Sycamore, Holly	≤ 1.5	≤ 50#	≤ 2 Wide	0 ≥ 0	SM	G	▪ Managed trackside hedge.	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Ensure protection of hedge through establishment of CEZ in accordance with appended specification. Manage retained hedge as required for site usage purposes. 	10+	C2	N/A	≈ 0.5
H3	Leyland Cypress	≤ 4	≤ 100#	≤ 3 Wide	0.1 ≥ 0	SM	M	<ul style="list-style-type: none"> Field boundary hedge with occasional gaps. Topped at a height of 3m. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Ensure protection of hedge through establishment of CEZ in accordance with appended specification. Manage retained hedge as required for site usage purposes. 	10+	C2	N/A	≈ 1
H4	Hawthorn, Elder	≤ 1.75	≤ 4x50 (ms)#	≤ 1.5 Wide	0 ≥ 0.25	EM	G	<ul style="list-style-type: none"> Managed garden hedge. Predominantly Hawthorn, with occasional Elder. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Ensure protection of hedge through establishment of CEZ in accordance with appended specification. Manage retained hedge as required for site usage purposes. 	10+	C2	N/A	≈ 1
H5	Leyland Cypress	≤ 5	≤ 150#	≤ 1.5 Wide	0.1 ≥ 0	SM	G	<ul style="list-style-type: none"> Managed garden hedge. Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Manage retained hedge as required for site usage purposes. 	10+	C2	N/A	≈ 1
H6	Hawthorn, Blackthorn, Sycamore, Elder	≤ 1.5	≤ 50#	≤ 2 Wide	0 ≥ 0	SM	G	<ul style="list-style-type: none"> Managed trackside hedge. Evidently located sufficient distance from proposed development to not be impacted by works, with no subsequent protection measures required. 	<ul style="list-style-type: none"> Retain hedge in context of proposed development. Manage retained hedge as required for site usage purposes. 	10+	C2	N/A	≈ 0.5

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)				
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 declineTrees 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 <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				
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)	Green
Category B 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
Category C 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 & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. 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;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

**– TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

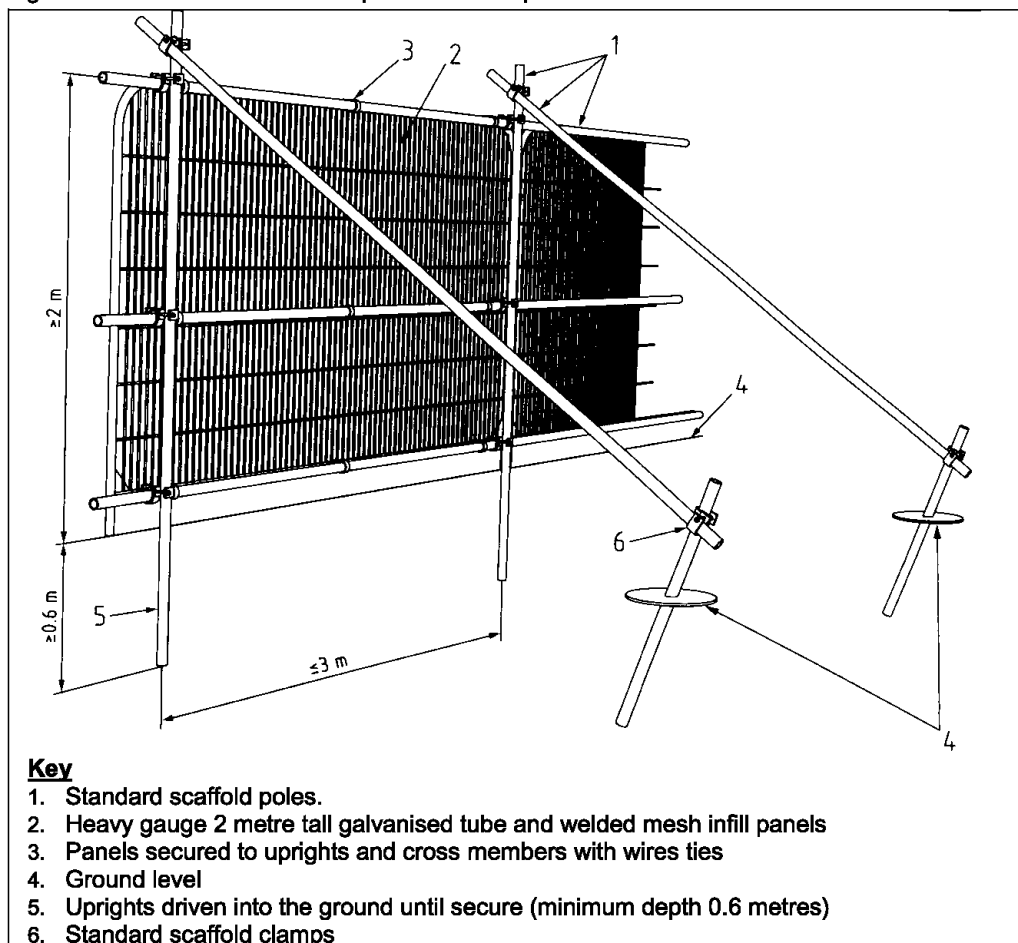
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

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 points 3 to 5 of Figure 2, overleaf.
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 points 4 to 5.
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, 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 Protective Fencing.

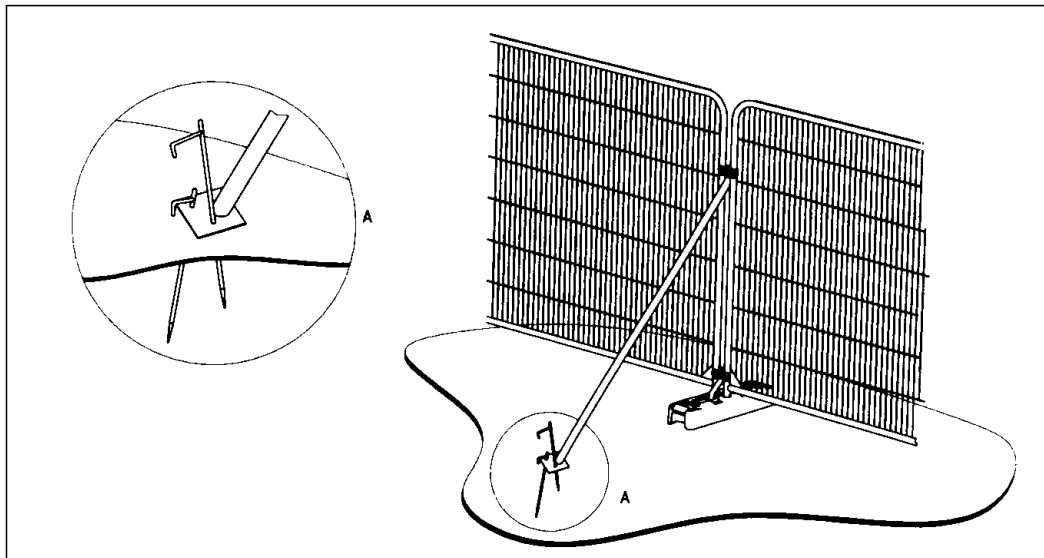
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, 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 Protective Fencing.

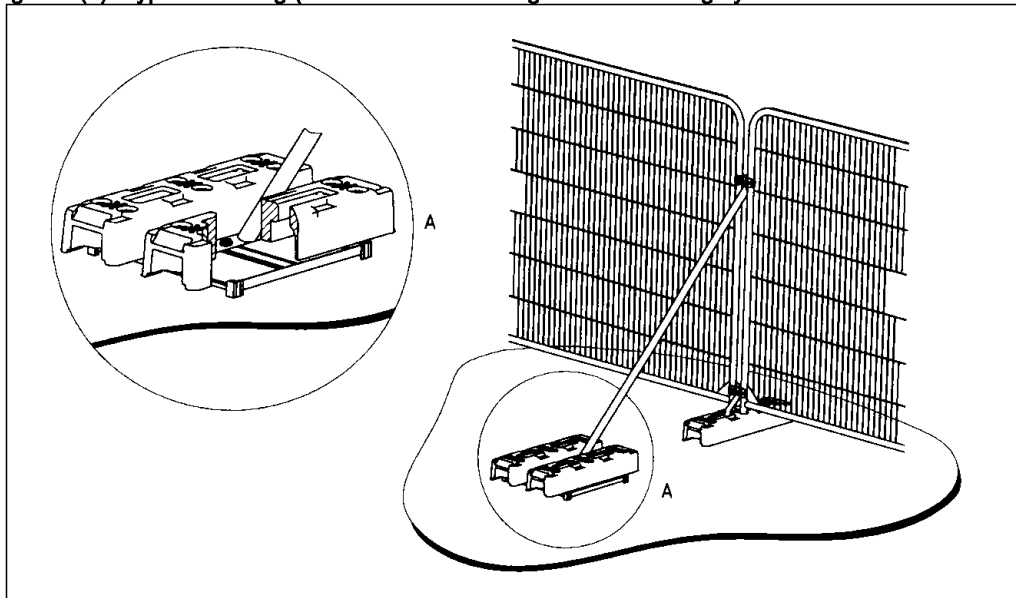
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
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) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, 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 Protective Fencing.

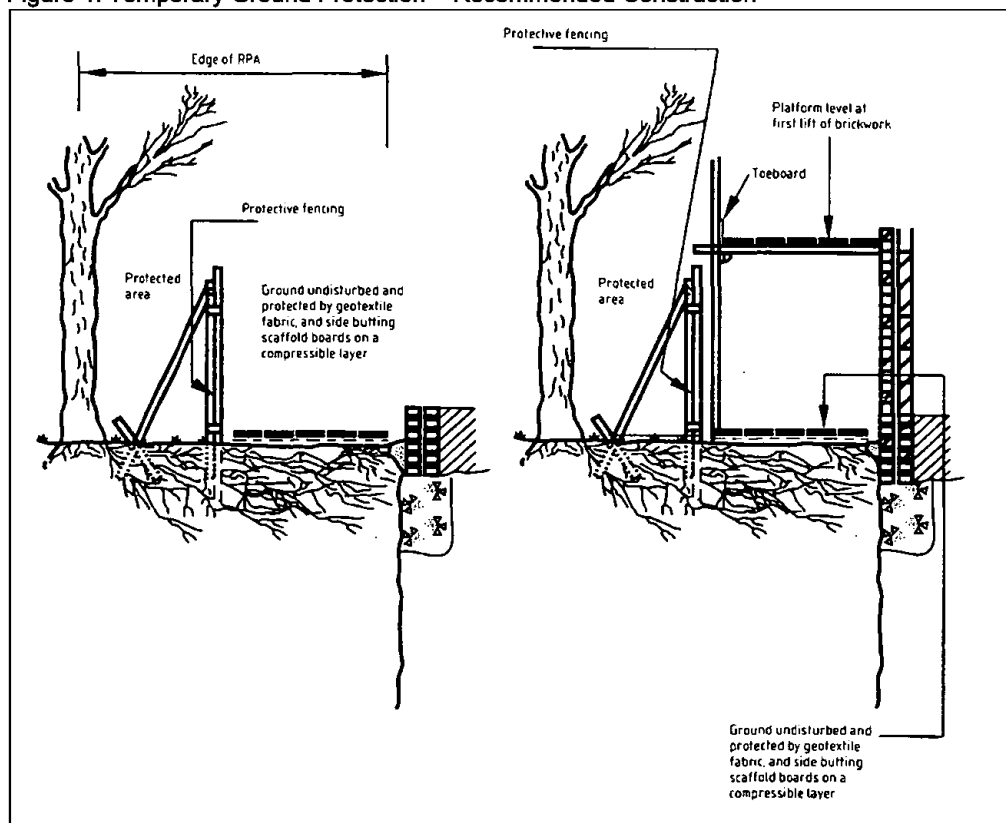
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

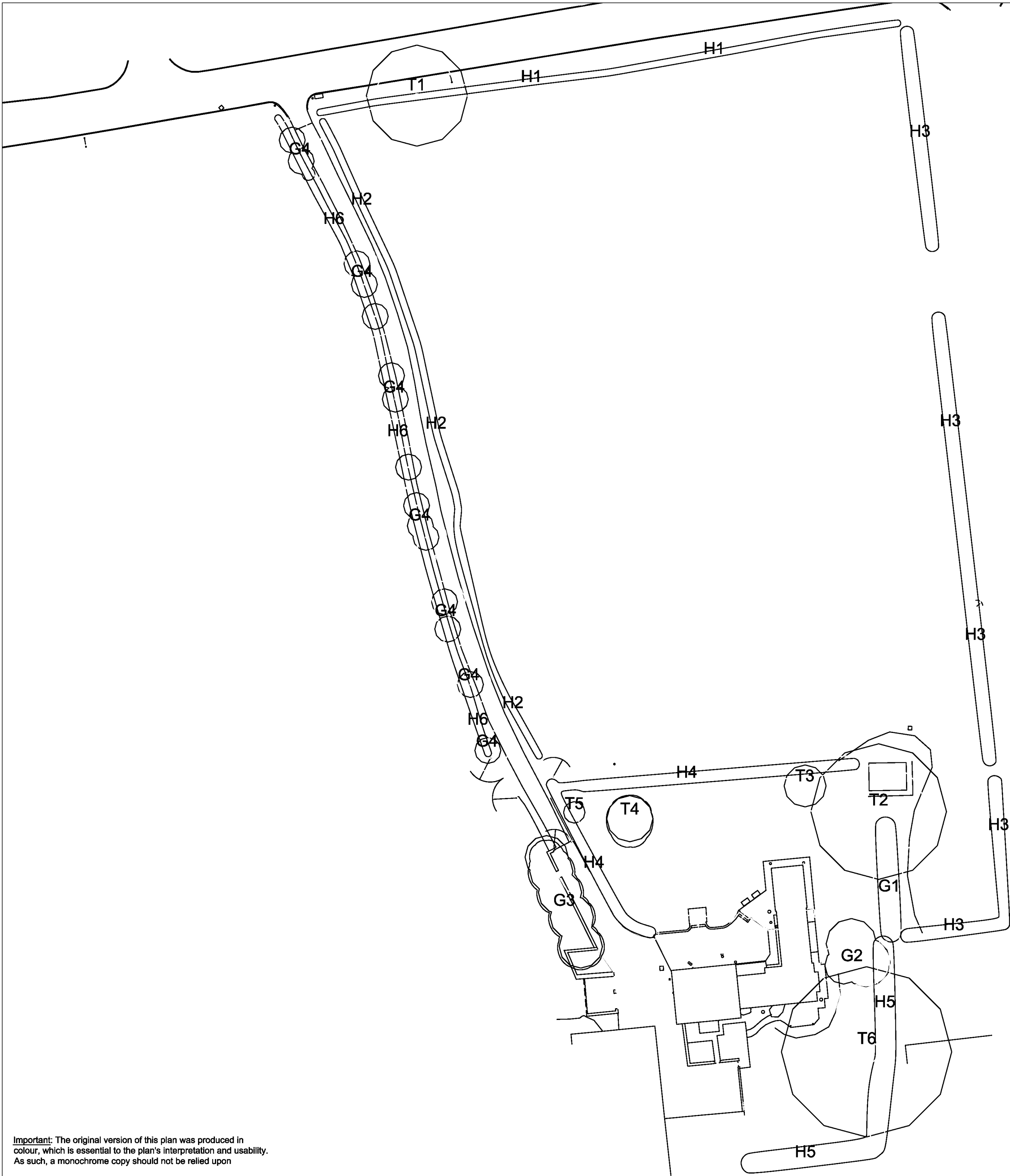


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, 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 4: 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 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

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

Project:
HIGHER COLLEGE FARMHOUSE
LOWER ROAD
HOTHERSALL
LANCASHIRE
PR3 2YY

Agent for Client:
PWA PLANNING

Title:
TREE CONSTRAINTS PLAN
In Relation to Proposed 40 Unit Commercial Development

Scale: 1:500@A2
Date: October 2023
Drawn by: JT
Checked by: PH

Bowland

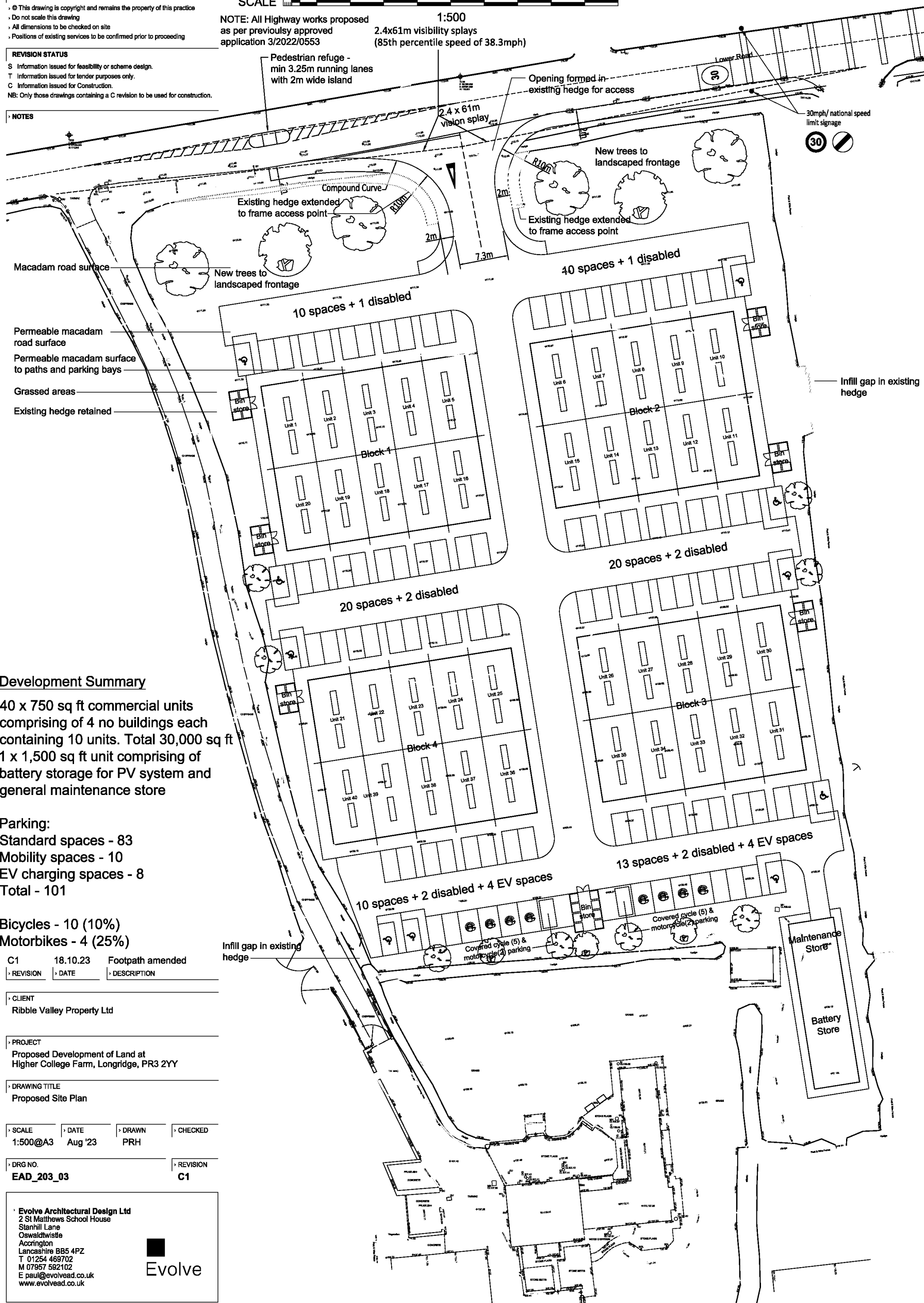
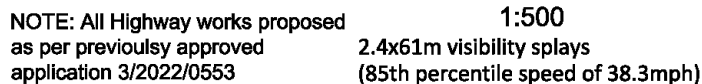
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC2848-TCP

Rev:

- › © This drawing is copyright and remains the property of this practice
- › Do not scale this drawing
- › All dimensions to be checked on site
- › Positions of existing services to be confirmed prior to proceeding

S Information issued for feasibility or scheme design.
T Information issued for tender purposes only.
C Information issued for Construction.
NB: Only those drawings containing a C revision to be used for construction.



40 x 750 sq ft commercial units
comprising of 4 no buildings each
containing 10 units. Total 30,000 sq ft
1 x 1,500 sq ft unit comprising of
battery storage for PV system and
general maintenance store

Standard spaces - 83
Mobility spaces - 10
EV charging spaces - 8
Total - 101

Motorbikes - 4 (25%)

C1	18.10.23	Footpath amended
› REVISION	› DATE	› DESCRIPTION

Ribble Valley Property Ltd

**Proposed Development of Land at
Higher College Farm, Longridge, PR3 2YY**

Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:500@A3	Aug '23	PRH	

DRG NO.	REVISION
EAD 203 03	C1

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