

SPRINGWOOD, STONYHURST

Arboricultural Impact Assessment

September 2023



Report Control Sheet

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Contents

1. INTRODUCTION.....	2
1.1. BACKGROUND & INSTRUCTION	2
1.2. PURPOSE	2
1.3. SITE DESCRIPTION.....	2
1.4. REFERENCE DOCUMENTS	2
2. PLANNING POLICY AND LEGISLATION	3
2.1. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)	3
2.2. STATUTORY TREE PROTECTION & DESIGNATIONS	4
2.3. FELLING LICENCE.....	4
3. BASELINE TREE SURVEY.....	5
3.2. TREE SURVEY SUMMARY	5
4. ARBORICULTURAL IMPACT ASSESSMENT	6
4.2. ROOT PROTECTION AREAS (RPAS).....	6
4.3. NEW RPA INCURSIONS	6
5. TREE PROTECTION	7
5.1. TREE PROTECTION FENCING.....	7
6. POST CONSTRUCTION	8
6.1. POST CONSTRUCTION TREE ASSESSMENT	8
7. References.....	8

Appendices

Appendix 1 Tree Schedule

Appendix 2 Plans

Appendix 3 Tree Protection Fencing

1. INTRODUCTION

1.1. BACKGROUND & INSTRUCTION

- 1.1.1. This report has been prepared by Sam Hobson MICFor (Chartered Arboriculturist), BSc (Hons). MARborA, Director at SEED Arboriculture Ltd. Sam is a Professional member of the Institute of Chartered Foresters (Chartered Arboriculturist) and a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the ICF and AA Codes of Conduct. Sam holds the LANTRA certificate in Professional Tree Inspection.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by Collington Winter Environmental Ltd on behalf of Zara Moon Architects in support of a Planning Application for an extension to the existing property and associated landscaping at Springwood, Stonyhurst (hereafter referred to as the 'site').
- 1.1.3. The application is to be submitted to Ribble Valley Borough Council (RVBC).

1.2. PURPOSE

- 1.2.1. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.2.2. This AIA report includes:
- Baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Arboricultural Impact Assessment.
 - Tree Protection Plan

1.3. SITE DESCRIPTION

- 1.3.1. The site is centred at UK National Grid Reference (SD 70300 39108) and comprises an existing dwelling with associated outbuildings, access driveway and surrounding ornamental gardens.

1.4. REFERENCE DOCUMENTS

- 1.4.1. **Table 1.1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1.1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	TRI-4153-01	TriCAD Solutions Ltd	June 2023
Proposed Site Plan	-	Zara Moon Architects	September 2023

2. PLANNING POLICY AND LEGISLATION

2.1. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. Paragraph 131

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. Paragraph 174 (b & d)

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

2.1.4. Paragraph 180

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

2.2. STATUTORY TREE PROTECTION & DESIGNATIONS

- 2.2.1. Based on a search of the list published by RVBC it appears that no trees within the site are the subject of a Tree Preservation Order (TPO).
- 2.2.2. The site is not located within a Conservation Area.
- 2.2.3. No Ancient Woodland¹ designations are present upon or adjacent to the Site.

2.3. FELLING LICENCE

- 2.3.1. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.3.2. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

¹ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website (<https://magic.defra.gov.uk/MagicMap.aspx>) has been used to search for ancient woodland on or adjacent to a site.

3. BASELINE TREE SURVEY

- 3.1.1. The tree survey was undertaken on 24th July 2023 by George Pickering *BSc (Hons), TechArborA*, Assistant Arboricultural Consultant.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) including:
- Tree Retention Category
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

3.2. TREE SURVEY SUMMARY

Trees

- 3.2.1. The survey recorded 11no. individual trees comprising of 1no. category A, 7no. category C and 3no. category U retention value.

Groups

- 3.2.2. The survey recorded 5no. groups of trees, comprising of 1no. category A and 4no. category C retention value.

Hedgerows

- 3.2.3. The survey recorded 2no. hedgerow, however, these are not assigned a retention category.

4. ARBORICULTURAL IMPACT ASSESSMENT

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plans (Appendix 2).

4.1.2. No trees are required to be removed to implement the Proposed Development.

4.2. ROOT PROTECTION AREAS (RPAS)

4.2.1. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.2.2. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.2.3. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at Appendix 2.

4.3. NEW RPA INCURSIONS

4.3.1. The Proposed Development will result in a number of new RPA incursions as detailed below:

- **T1 (Copper Beech)** – 13.5m² new incursion for proposed building extension, within a total RPA of 707m² (2% new incursion).

Mitigation – Ground to be occupied by proposed extension is already under extensive hard-surfacing. Due to the minor extent of the proposed incursion it would not be proportionate to use specialist foundations as any root loss will be minor and of very limited impact to the retained tree.

- **T1 (Copper Beech)** – 21m² new incursion for proposed hard-landscaping, within a total RPA of 707m² (3% new incursion).

Mitigation – Landscaping to be installed above-ground using no-dig methods. Only hand-tools to be used when working within RPA.

5. TREE PROTECTION

5.1. TREE PROTECTION FENCING

Tree Protection Fencing

- 5.1.1. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.2. In this instance, the site boundary will provide a protective barrier for the off-site trees.
- 5.1.3. Should no boundary fence be erected, Tree Protection Fencing should be in the location shown on the Tree Protection Plan at **Appendix 2**.
- 5.1.4. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the Project Arboriculturist and, where necessary, approval from the Local Planning Authority.
- 5.1.5. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.6. The most common specification as illustrated in BS5836:2012 Figure 3b (**Appendix 3**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 5.1.7. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access'
- 5.1.8. At the end of the project the fence will be removed only after confirmation by the Project Arboriculturist and the Council that this is appropriate.
- 5.1.9. At the end of the project the TPF will be removed only after confirmation by the PA and the Council that this is appropriate.

6. POST CONSTRUCTION

6.1. POST CONSTRUCTION TREE ASSESSMENT

- 6.1.1. Following completion of the proposed development and removal of tree protection measures, an assessment of the trees should be undertaken to highlight any required remedial work.
- 6.1.2. All remedial tree work should be carried out in accordance with British Standard 3998:2010 'Tree work – Recommendations'.

7. References

- 7.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 7.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 7.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 7.1.4. National Planning Policy Framework (NPPF) 2021
- 7.1.5. The Forestry Act 1967
- 7.1.6. The Town and Country Planning Act 1990
- 7.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Tree Schedule

BS5837:2012 TREE SCHEDULE

DATE	CLIENT	SITE	REFERENCE
24/07/2023	Zara Moon Architects	Springwood, Stonyhurst	1624-TS-001-A

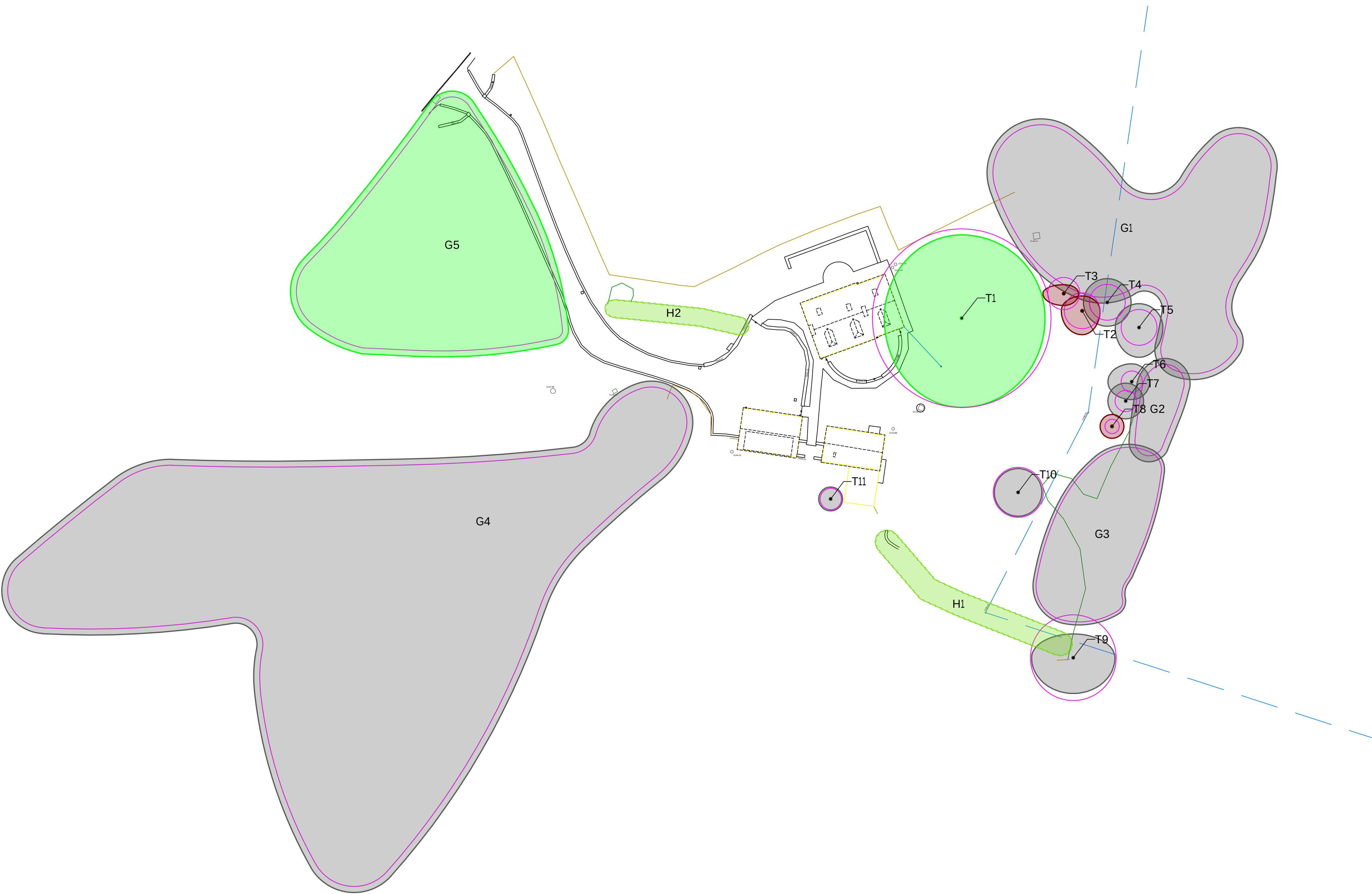
Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m²)	RPA Radius (m)
					N	E	S	W									
T1	Copper beech	<i>Fagus sylvatica 'Purpurea'</i>	23	1430	14	14	15	13	1	Mat	Good	Fair	Located within lawned area next to main house. Large buttress roots associated with main stem with included bark throughout main stem. Main union is crowded with large limbs and self grafting/inclusion associated. Very large radial crown with minor deadwood associated. Canopy encroaching on existing dwelling to west.	No works required at time of assessment.	A1	919	17.10
T2	Common plum	<i>Prunus domestica</i>	5	262	3	3	4	4	1.5	Mat	Fair	Poor	Ornamental fruit tree queen garden setting. Twin stemmed from 0.5m. Main union has large crack in with high likelihood of failure at main union.	No works required at time of assessment.	U	28	3.00
T3	Common plum	<i>Prunus domestica</i>	4	230	2	3	2	4	2	Mat	Fair	Poor	Ornamental fruit tree within garden setting. Dense ivy associated with main stem. Large stem wounds with extensive decay. Small canopy.	No works required at time of assessment.	U	23	2.70
T4	Common apple	<i>Malus domestica</i>	7	240	4	4	4	4	2.5	Mat	Fair	Fair	Ornamental fruit tree within residential setting.	No works required at time of assessment.	C1	28	3.00
T5	Common apple	<i>Malus domestica</i>	7	240	4	4	5	4	2.5	Mat	Fair	Fair	Ornamental fruit tree within residential setting.	No works required at time of assessment.	C1	28	3.00
T6	Common apple	<i>Malus domestica</i>	5	160	3	3	3	4	2	E/Mat	Fair	Fair	Ornamental fruit tree within residential setting.	No works required at time of assessment.	C1	10	1.80
T7	Common apple	<i>Malus domestica</i>	4	140	3	3	3	3	3	E/Mat	Fair	Fair	Ornamental fruit tree within residential setting.	No works required at time of assessment.	C1	10	1.80
T8	Common apple	<i>Malus domestica</i>	4	100	2	2	2	2	2	Mat	Declining	Poor	Ornamental fruit tree within residential setting. Heavy decline with large deadwood associated with canopy. Small canopy remains.	No works required at time of assessment.	U	5	1.20
T9	Sycamore	<i>Acer pseudoplatanus</i>	19	602	4	7	6	7	3	Mat	Fair	Fair	Located on riverbank on edge of residential garden. Twin stemmed from base. Dense ivy associated with main stem. Minor deadwood within canopy.	No works required at time of assessment.	C1	163	7.20
T10	Common apple	<i>Malus domestica</i>	8	350	4	4	4	4	2	Mat	Fair	Fair	Ornamental fruit tree within residential setting.	No works required at time of assessment.	C1	55	4.20
T11	Sycamore	<i>Acer pseudoplatanus</i>	6	150	2	2	2	2	1.5	S/Mat	Fair	Fair	-	No works required at time of assessment.	C1	10	1.80
G1	Sycamore, Common hazel, Common hawthorn, Copper beech, Wild cherry		Min 3 - Max 18	Min 50 - Max 500	See associated plans				2	Mat	Fair	Fair	Located to site boundary. Trees are grown close together and form dense screening with adjacent field. Straddles boundary, confirm ownership. Moderate deadwood associated with canopy.	No works required at time of assessment.	C2	See associated plans	
G2	Wild cherry		Ave 4	Ave 100	See associated plans				1	S/Mat	Fair	Fair	Scrubby self set trees on edge of riverbank.	No works required at time of assessment.	C2	See associated plans	
G3	Sycamore, English elm		Min 4 - Max 18	Min 100 - Max 450	See associated plans				2	Mat	Fair	Fair	Group of predominantly sycamore on edge of riverbank. Moderate deadwood associated with canopy.	No works required at time of assessment.	C2	See associated plans	

BS5837:2012 TREE SCHEDULE

DATE	CLIENT	SITE	REFERENCE
24/07/2023	Zara Moon Architects	Springwood, Stonyhurst	1624-TS-001-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N									
G4	Common hazel, Common ash, English holly, Wild cherry,		Ave 6	Ave 200	See associated plans		0.2	E/Mat	Fair	Fair	-	No works required at time of assessment.	C2	See associated plans
G5	Common hazel, Common hawthorn, Common beech, Common ash, Pedunculate oak		Min 3 - Max 20	Min 50 - Max 600	See associated plans		1	Mat	Fair	Fair	Located next to access driveway. Group is dense with predominantly mature beech and an understory of Hawthorn. Some oak and ash throughout. Several dead specimens throughout. One large dead tree next to main road, consider removal. More canopy over access road. Good canopy vigour. Moderate deadwood throughout.	Remove large dead tree near road. Raise canopy above driveway.	A2	See associated plans
H1	Common hawthorn, Common hazel		Ave 2	Ave 90	See associated plans		0.2	S/Mat	Fair	Fair	Residential garden boundary hedgerow.	No works required at time of assessment.	-	See associated plans
H2	Common hawthorn, Common hazel		Ave 1.5	Ave 90	See associated plans		0.2	S/Mat	Fair	Fair	Residential garden boundary hedgerow.	No works required at time of assessment.	-	See associated plans

Appendix 2 – Plans



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree
(High quality / retention value)

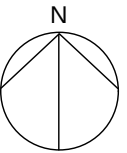
B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

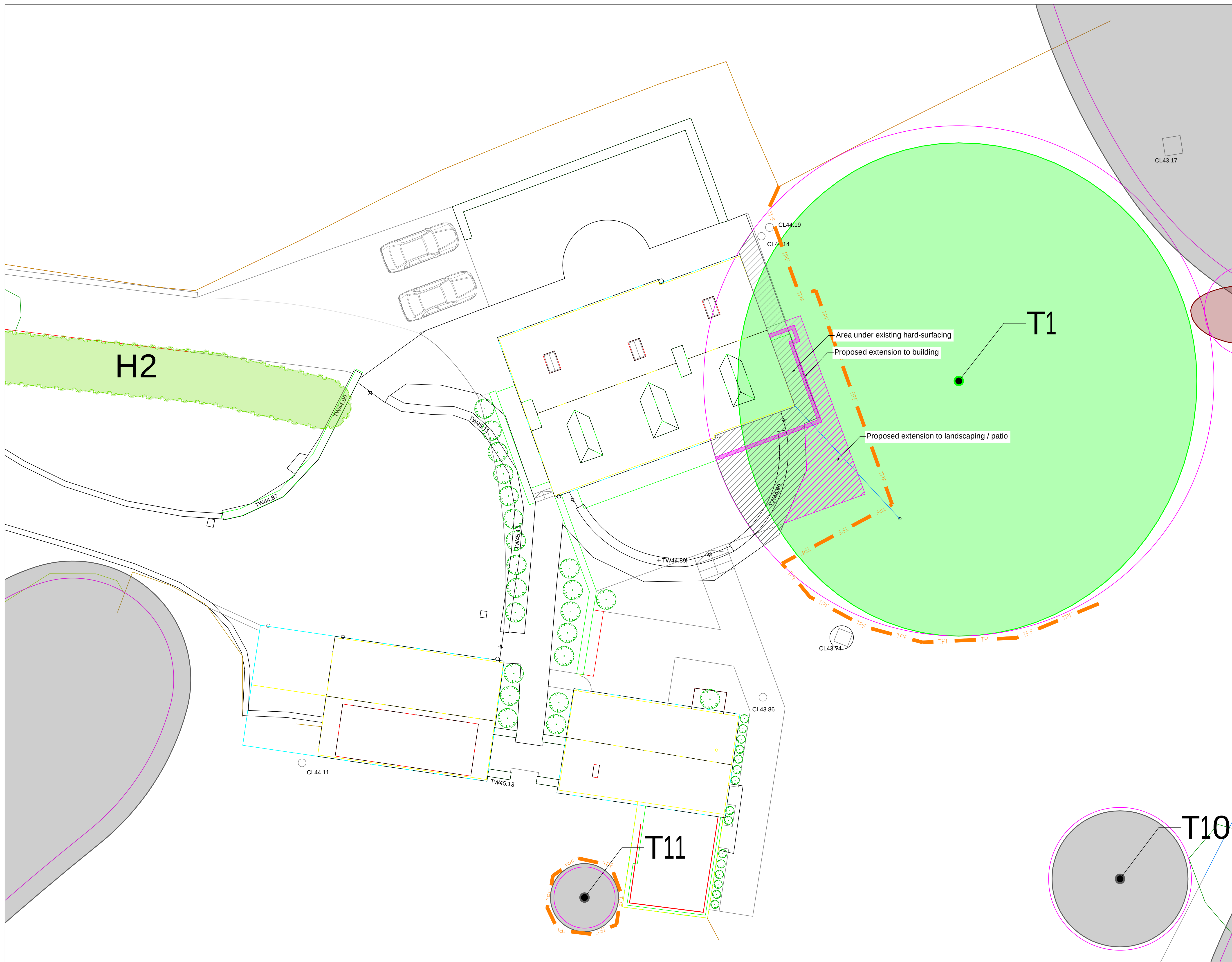
NOTES:
Tree locations are estimated from measurements on-site. No
topographical survey available at the time of tree survey.



Rev A	Issue to client	25.07.2023
Rev	Description	Date

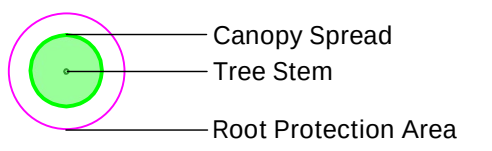


PROJECT Springwood, Stonyhurst	
TITLE Tree Constraints Plan	
DRAWING REF 1624-TCP-001-A	DRAWING NO 001
SCALE 1:400 @ A1	REVISION Rev A



KEY.

Trees / Groups



 A Category Tree
(High quality / retention value)

 B Category Tree
(Moderate quality / retention value)

 C Category Tree
(Low quality / retention value)

 U Category Tree
(No remaining retention value)

 Hedgerows
(Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

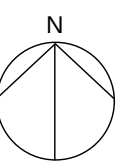
 Existing Hard Surfacing within RPA

 Proposed building extension within RPA

 Proposed hard-landscaping (patio)

TREE PROTECTION

TPF Tree Protection Fencing



Rev A		
Rev	Description	Date
	Issue to client	02.10.2023



PROJECT
Springwood, Stonyhurst

TITLE
Arboricultural Impact Plan

DRAWING REF
1624-AIP-002-A

SCALE
1:100 @ A1

REVISION
Rev A

T10

Appendix 3 – Tree Protection Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems

