



LAKELAND
TREE CONSULTANCY
ARBORICULTURAL PLANNING SPECIALIST

Arboricultural Impact Assessment

Duke of York
Grindleton Brow
Grindleton
BB7 4QR

May 2024

Project details

Job no.	LTC157
Site	Duke of York, Grindleton Brow, Grindleton, BB7 4QR
Client	Stansfield Developments Ltd.
Agent	Sunderland Peacock & Associates Ltd.
Arboriculturist	Jennie Keighley PhD MSc MArborA
Local authority	Ribble Valley Borough Council
Date	9 May 2024
Revision	A - proposed site plan amended
Issue	Final issue for planning

Lakeland Tree Consultancy
Halton Mill, Mill Lane
Halton, Lancashire
LA2 6ND

T: 01524 874124

E: info@lakelandtreeconsultancy.co.uk

W: lakelandtreeconsultancy.co.uk



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BS5837 Tree Survey Schedule

1. Executive Summary

- 1.1 This arboricultural impact assessment relates to a planning application at the site in question for the proposed conversion of the existing public house into a residential dwelling and the erection of a detached double garage.
- 1.2 A tree survey identified one individual tree, four groups of trees and a hedge with potential to be impacted by the works.
- 1.3 Assessment of the proposal plan indicates that construction of the development will require the removal of one low quality tree and two low quality groups.
- 1.4 New trees and hedging are proposed within the garden areas in order to compensate for the development-related losses, the specification, delivery and aftercare of which can be secured by means of a condition attached to a planning approval.
- 1.5 The proposals may require the removal of an area of existing hard surface within the RPA of a retained tree. Special working methods will be needed for this, as discussed in the preliminary arboricultural method statement included herein.

2. Introduction

- 2.1 The client's agent, Sunderland Peacock & Associates Ltd., instructed Lakeland Tree Consultancy to survey the trees at the site in question and undertake an arboricultural impact assessment (AIA) in relation to a planning application for the proposed conversion of the existing public house into a residential dwelling and the erection of a detached double garage.
- 2.2 Arboriculturist Jennie Keighley PhD MSc MArborA visited the site on 9 August 2022 and surveyed all trees with reasonable potential to be impacted by the proposed works in accordance with the British Standard guidance, BS5837 (2012) *Trees in relation to design, demolition and construction - recommendations*.
- 2.3 This report will assess the potential impacts of the proposed development upon the existing tree population and outline the tree protection measures needed to prevent retained trees from being damaged during the construction works. It should be supplied to the Local Planning Authority (LPA) to allow them to determine the planning application and its contents should be adhered to by the appointed contractor, should the development be approved.

3. The Site and Tree Population

3.1 The site is located in the village of Grindleton, Lancashire, and is currently a former public house with a raised beer garden to the rear and car parking area to the west (see Figure 1). The site is bounded to the north by a residential property, to the east by residential properties and Greendale View, to the south by Grindleton Brow, from which there is vehicular access, and to the west by an area of woodland.

3.2 The survey identified one individual tree, four groups of trees and a hedge with potential to be impacted by the proposed development works. The positions of the surveyed trees in relation to the existing site are shown on the appended tree survey plan.

3.3 The retention value of the surveyed trees was categorised using the guidance given in Table 1 of BS5837 (2012), which is explained in the appended tree survey schedule. One group was categorised as moderate quality (B-category) and the individual tree, the other three groups and the hedge were categorised as low quality (C-category).



Figure 1: Google Earth image of application site (dated 24 April 2020)

4. The Development Proposal and Arboricultural Impact Assessment

4.1 The proposed site plan provided (drawing number 5977-SK20 Rev A), by Sunderland Peacock & Associates Ltd., indicates that the planning application is for the conversion of the existing public house into a residential dwelling. Externally, some regrading and resurfacing will be required in order to form gardens to the north and west of the house. A detached double garage will be erected in the north-western corner of the site.

4.2 As shown on the appended tree removal plan and in Table 1, below, construction of the development as proposed will require the removal of one low quality tree and two low quality groups.

Table 1: Proposed tree removals

ID no.	BS5837 cat.	Recommendation
T1	C	Remove in order to construct development as proposed
G1	C	Remove both trees in order to construct development as proposed
G2	C	Remove in full in order to construct development as proposed
Total tree removals		1no. C-category tree 2no. C-category groups

Tree works

- 4.3 Some facilitation pruning will be required to the group of trees on neighbouring land, G3, where they have crowns overhanging the site with low ground clearance. Trees with overhanging crowns should be pruned to lift the crowns to create a 4m ground clearance.
- 4.4 All tree works should be carried out by a suitably qualified, experienced and insured arborist and must be in accordance with the British Standard guidance BS3998 (2010) *Tree work - recommendations*.

Compensatory tree planting

- 4.5 Several new trees are proposed within the garden areas and a length of native hedge is proposed along the western boundary in order to compensate for the development-related tree losses. The specification, delivery and aftercare of new planting can be secured by means of a suitably worded condition attached to a planning approval and should be implemented in accordance with the British Standard guidance, BS8545 (2014) *Trees: from nursery to independence in the landscape - recommendations*.

5. Protection of Retained Trees

Preliminary arboricultural method statement

- 5.1 An arboricultural method statement intends to identify site operations with reasonably foreseeable potential to adversely impact the health of trees within or close to the development site and outlines the necessary actions and precautions required during the development process to minimise the risk of causing damage to trees (see Table 2, below).
- 5.2 As this arboricultural method statement is provided pre-determination, it should be considered preliminary, pending the confirmation of all design details, such as services, drainage, boundary treatments and detailed construction specifications. A detailed arboricultural method statement, including a sequence of works and program of site monitoring and arboricultural supervision, can be conditioned to a planning approval.

Table 2: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Removal of existing hard surface	<ul style="list-style-type: none"> • Depending on the foundation depth of the existing low retaining wall, it's possible that there may be roots from the southernmost tree in group G3 extending under the existing hard surface of the car park in the area shown in yellow as 'no dig' on the appended tree removal plan • There shall be no excavation into this area or lowering of ground levels, other than to remove the existing hard surface • The existing hard surface shall be removed, if required, using hand-held tools only, working backwards over the area to avoid moving over the exposed ground • Any roots exposed are to be wrapped or covered to protect them from rapid temperature changes and prevent dessication. Wrapping shall be removed prior to backfilling, which should take place as soon as possible. To give them the best chance of recovery, retained roots shall be surrounded with topsoil, uncompacted sharp sand (not builders' sand, which has high salt content that is toxic to trees) or other loose inert granular fill before installation of the new surface

General tree protection recommendations

5.3 The following recommendations should be heeded throughout the development in order to prevent damage to retained trees: -

- Vehicles and plant shall not operate within RPAs, unless there is an existing hard surface in place or load-appropriate ground protection has been installed
- Soil levels within RPAs shall not be raised or lowered, unless authorised in advance by the LPA
- Soil shall not be scraped, skimmed or mechanically compacted within RPAs. The majority of tree roots are found in the top 600mm of soil, so even a shallow scrape can cause detrimental root damage
- Materials, equipment, vehicles, skips, demolition arisings, stone or earth shall not be stored within soft-surfaced RPAs
- Oil, fuel, chemicals, cement or any other material with potential to cause damage to trees shall not be poured, stored, mixed, washed or discharged within tree RPAs. Consideration shall also be given to the topography of the site to prevent materials running towards trees
- Services and drainage shall not be installed below ground level within RPAs, unless authorised in advance by the LPA
- Surface water run-off shall not be re-diverted into or out of RPAs
- Fires shall not be lit within 15m of any tree crown or RPA
- Temporary buildings, including welfare units and portable toilets, shall not be sited within RPAs
- Notice boards, telephone cables, anchorage for equipment or any other services shall not be attached to trees
- Deliveries by crane shall be supervised by the site manager, ensuring the vehicle operates in a manner in which trees are not put at risk of damage

6. Tree Preservation Orders, Conservation Areas and Other Legal Constraints

- 6.1 Trees may be subject to legal protection, by means of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area. It is an offence to cut down, uproot, top, lop, cause wilful damage or destruction of protected trees without the appropriate consent from the Local Authority. Fines for carrying out unauthorised works to protected trees can be considerable. The Local Authority must be given six-weeks' notice prior to the removal of trees within a Conservation Area with a stem diameter greater than 75mm (at a height of 1.5m above ground level). To carry out works on trees covered by a TPO, a formal application must be made to the Local Authority, which should be determined within an eight-week period.
- 6.2 According to Ribble Valley Borough Council's website, the site is located within the Grindleton Conservation Area and the surveyed trees within the site are thereby afforded Conservation Area protection. The Council's website (<https://www.ribblevalley.gov.uk/downloads/download/263/list-of-tree-preservation-orders-tpo->; searched 15 September 2022) does not list any TPOs for this site, although it is advisable to check directly with the Council prior to carrying out any tree works that are not authorised as part of a detailed planning approval.
- 6.3 It should be noted that, subject to certain exemptions, a felling license must be obtained from the Forestry Commission for felling of trees that will equate to more than five cubic metres of timber in a calendar quarter. This does not, however, apply to tree removals that are authorised under a detailed planning approval.

- 6.4 Hedgerows meeting a particular series of criteria may be classed as 'important' and afforded legal protection under the Hedgerows Regulations 1997. It is an offence to remove an important hedgerow without appropriate consent from the Local Authority.
- 6.5 Birds, bats and certain other species are protected by the Wildlife and Countryside Act 1981. It is an offence to disturb wild birds within the nesting season (from March to August inclusive) and bats at any time of year, and this must be taken into account whilst carrying out tree works. The advice of a suitably qualified and licensed ecologist must be sought if the presence of birds, bats or other protected species is identified before or during tree works.

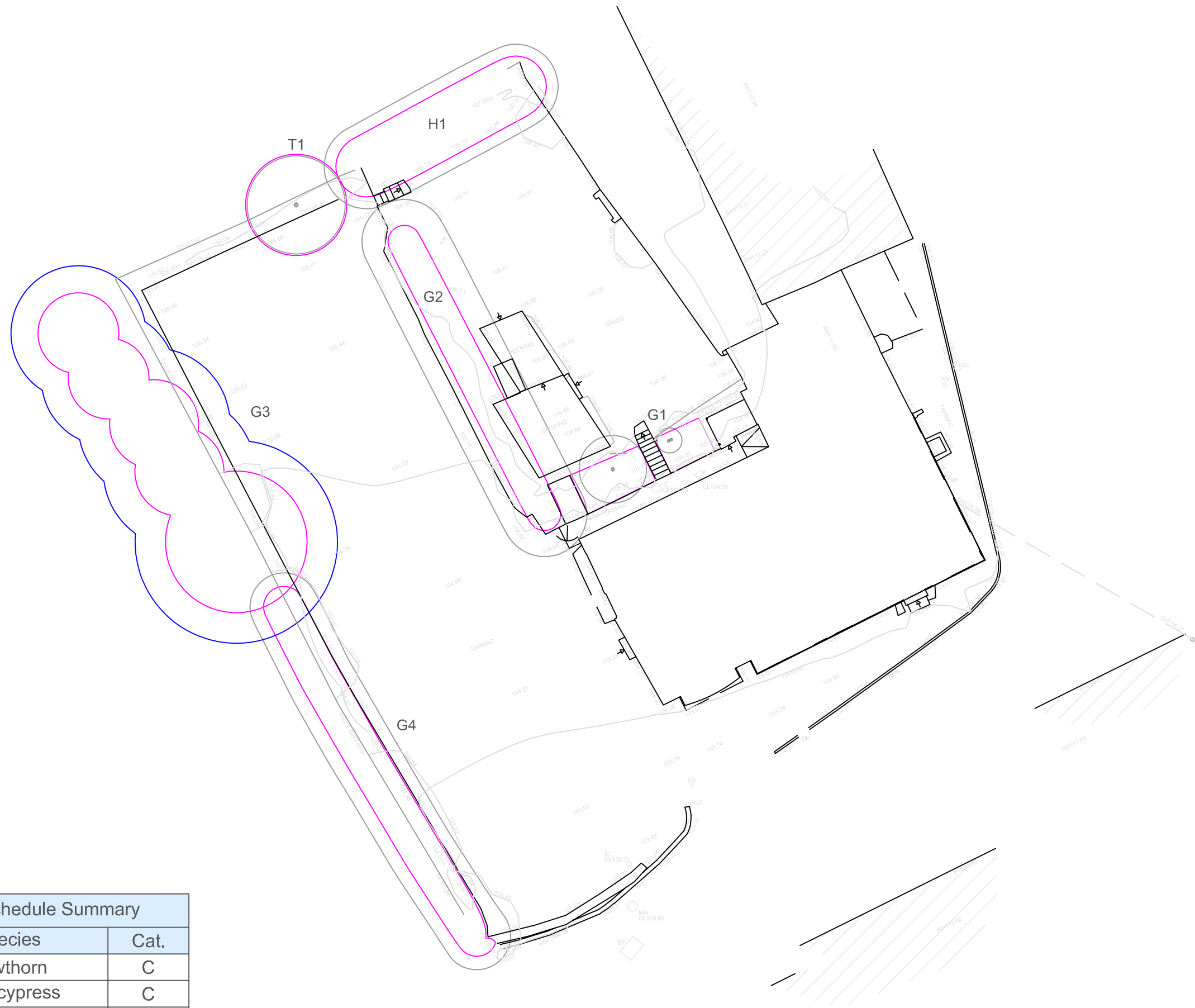
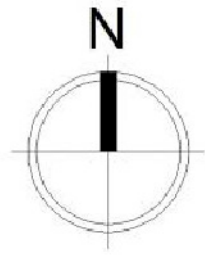
References

British Standards Institute (2014) *BS8545 Trees: from nursery to independence in the landscape - recommendations*

British Standards Institute (2012) *BS5837 Trees in relation to design, demolition and construction - recommendations*

British Standards Institute (2010) *BS3998 Tree work - recommendations*

Tree Survey Plan



BS5837 Tree retention categories:

-  Category 'A'
High quality
-  Category 'B'
Moderate quality
-  Category 'C'
Low quality
-  Category 'U'
Unsuitable for retention
-  Root protection areas (RPAs)

Identification numbers:

- T = individual tree
- G = group of trees
- W = woodland
- H = hedge

Site:

Duke of York
Grindleton Brow
Grindleton
BB7 4QR

Client:

Stansfield Developments Ltd.

Date: August 2022

Scale: 1:250 at A3

Drawing: LTC157-TSP

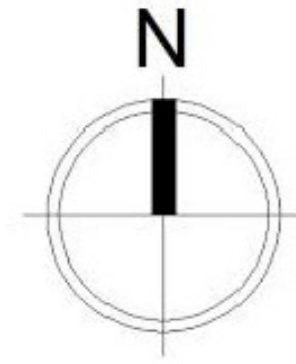
Drawn by: JK

Tree Survey Schedule Summary		
ID	Species	Cat.
T1	Hawthorn	C
G1	2no. cypress	C
G2	Mixed shrubs	C
G3	Cherry, birch	B
G4	Mixed shrubs	C
H1	Sycamore	C



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Tree Removal Plan



BS5837 Tree retention categories:

-  Category 'A'
High quality
-  Category 'B'
Moderate quality
-  Category 'C'
Low quality
-  Category 'U'
Unsuitable for retention
-  Root protection areas (RPAs)
-  Proposed tree removals
-  'No dig' area

Identification numbers:

- T = individual tree
- G = group of trees
- W = woodland
- H = hedge

Site:

Duke of York
Grindleton Brow
Grindleton
BB7 4QR

Client:

Stansfield Developments Ltd.

Date: May 2024

Scale: 1:250 at A2

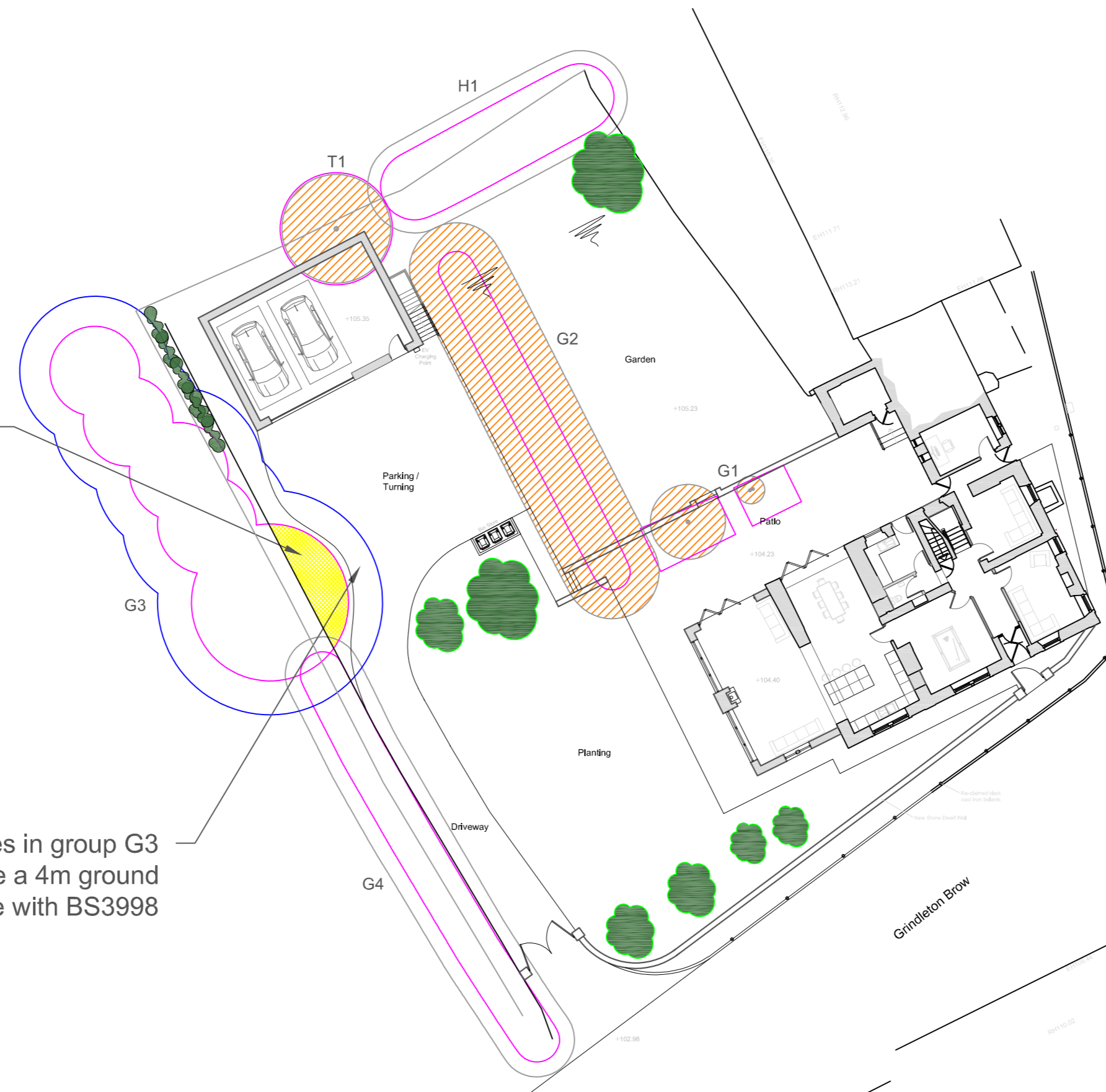
Drawing: LTC157-TRP Rev A

Drawn by: JK

Roots of the cherry tree at the southern end of group G3 are expected to be largely contained by the low retaining wall, which is to be retained as existing

In case any roots are extending past the wall, the area shown in yellow shall be considered as 'no dig', whereby there shall be no lowering of ground levels and the existing hard surface shall be removed in accordance with the arboricultural method statement included herein

Prune to lift crowns of trees in group G3 where overhanging site to create a 4m ground clearance in accordance with BS3998



Tree Survey Schedule Summary			
ID	Species	Cat.	Recommendation
T1	Hawthorn	C	Remove
G1	2no. cypress	C	Remove
G2	Mixed shrubs	C	Remove
G3	Cherry, birch	B	Retain
G4	Mixed shrubs	C	Retain
H1	Sycamore	C	Retain



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BS5837 Tree Survey Schedule

The trees surveyed have been assigned one of the following categories, in line with the guidance outlined in British Standard 5837 (2012)

Trees in relation to design, demolition and construction - Recommendations: -

A

Trees of **high quality** with an estimated remaining life expectancy of at least 40 years

B

Trees of **moderate quality** with an estimated remaining life expectancy of at least 20 years

C

Trees of **low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U

Unsuitable for retention

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

Key to tree survey schedule: -

T	Tree	Age is classed as either: young; semi-mature, early-mature, mature or post-mature
G	Group	
W	Woodland	
H	Hedge	
RPA	Root protection area	The radial RPA is calculated as twelve times the stem diameter and represents the area where protection of the tree roots during development works is essential to the tree's future health and survival Where the RPA is not shown as circular on the tree survey plan, it may have been modified to take account of built structures such as buildings, roads or retaining walls
#	Estimated values	Measurements may have been estimated where the tree is inaccessible, such as if it is located on neighbouring land or if the stem is heavily covered in ivy Where trees have multiple stems, an average stem diameter may be given
≤ ≥ ≈		For groups of trees and hedges, measurements for the largest individual will be given or average measurements may be given where the individuals are approximately uniform

BS5837 Tree survey schedule

Site Duke of York, Grindleton Brow, Grindleton, BB7 4QR

Surveyor Jennie Keighley PhD MSc MA ArborA

Survey date 9 August 2022

Client Stansfield Developments Ltd.

Conditions Bright sun, very slight breeze

Job no. LTC157

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
T1	Hawthorn <i>Crataegus monogyna</i>	250 #	Mature	7	N 3 E 3 S 3 W 3	0	Good Good	10+	3	C	<ul style="list-style-type: none"> • Growing in raised bed at side of car park • Heavy ivy cover prevents detailed inspection
G1	1no. Lawson cypress 1no. Sawara cypress <i>Chamaecyparis lawsoniana</i> <i>Chamaecyparis pisifera</i>	≤ 150 150 #	Early-mature	≤ 6	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0	Good Good	10+	≤ 2.5	C	<ul style="list-style-type: none"> • Pair of trees growing on either side of steps up to beer garden • RPAs constrained by retaining walls • Unable to fully inspect stems due to dense foliage
G2	Cherry laurel Elder Hawthorn Holly Butterfly bush Cotoneaster <i>Prunus laurocerasus</i> <i>Sambucus nigra</i> <i>Crataegus monogyna</i> <i>Ilex aquifolium</i> <i>Buddleia</i> sp. <i>Cotoneaster</i> sp.	≈ 80	Early-mature	≤ 5	N 2.5 E 2.5 S 2.5 W 2.5	0	Good Good	10+	≈ 0.96	C	<ul style="list-style-type: none"> • Linear group of large shrubs growing along banking • RPAs constrained by retaining wall on western side

BS5837 Tree survey schedule

Site Duke of York, Grindleton Brow, Grindleton, BB7 4QR
Client Stansfield Developments Ltd.

Surveyor Jennie Keighley PhD MSc MA ArborA
Conditions Bright sun, very slight breeze

Survey date 9 August 2022
Job no. LTC157

ID no.	Species Latin name	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition Physiological condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations
G3	Wild cherry	≤ 350 #	Young to mature	≤ 12	N ≤ 6	≥ 0	Good	20+	≤ 4.2	B	<ul style="list-style-type: none"> Located on neighbouring land and therefore not accessed to inspect in detail Predominantly cherry Crowns overhanging site by up to 5m with relatively low ground clearance Heavy ivy cover prevents detailed inspection of largest cherry
	Silver birch				E ≤ 6		Good				
G4	<i>Prunus avium</i>	≈ 100	Mature	≤ 5	N 2	0	Good	10+	≈ 1.2	C	<ul style="list-style-type: none"> Linear group of shrubs Stems traverse boundary fence and therefore some shrubs may be under neighbouring ownership RPAs constrained by retaining wall on eastern side
	<i>Betula pendula</i>				E 2		Good				
	Blackthorn										
	Hawthorn										
	Barberry										
	Cotoneaster										
	Dogwood										
	Guelder rose										
	Shrubby honeysuckle										
	<i>Prunus spinosa</i>										
	<i>Crataegus monogyna</i>										
	<i>Berberis thunbergii</i>										
	<i>Cotoneaster</i> sp.										
	<i>Cornus</i> sp.										
	<i>Viburnum opulus</i>										
	<i>Lonicera nitida</i>										

BS5837 Tree survey schedule

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ID no.	Species	Stem diameter (mm)	Age	Height (m)#	Crown spread (m)	Crown clearance (m)	Structural condition	Life expectancy (years)	Radial RPA (m)	BS5837 category	General observations	
	Latin name						Physiological condition					
H1	Sycamore <i>Acer pseudoplatanus</i>	≈ 150	Mature	8	N	2.5	0	Good	20+	≈ 1.8	C	<ul style="list-style-type: none"> • Outgrown hedge • Laid in the past • Evidently formerly managed at a height of around 1.5m
					E	2.5		Good				
					S	2.5		Good				
					W	2.5		Good				