

Arboricultural Statement

1. This Arboricultural Statement is on behalf of Lavender Hotels Collection, Ramsbottom BL0 9DS. The site, Higher Trapp Hotel, Simonstone, Burnley BB12 7QW, was visited on 27th September 2024.
2. The statement addresses the arboricultural issues associated with the location of two hot tubs in the gardens of the hotel.

Background

3. Two hot tubs have been located in the south western corner of the gardens adjacent to a number of trees and a hedge.

Arboricultural Survey

4. All the trees have been summarised in the tables in Appendix A.
5. The trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.
6. The heights were measured with a digital Hypsometer and the diameters taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.
7. The data collection accords with the advice set out at Subsection 4.4.2.5 of BS 5837:2012. This is the primary authority for this matter and therefore it is not only this Practice, but also the Local Authority, who will be considering the application by reference to these guidelines.

Implications

8. The location of the hot tubs has no implications for trees, either directly or indirectly.
9. The tubs are a lightweight timber structure on short piles. They comprise a small cabin for changing and the hot tub and a seated area of artificial grass over a weed suppressant material. The tubs are serviced by an electrical feed. Water is supplied by a hose pipe from a separate tap in the adjacent lodgings and waste water is pumped to the existing drainage system.
10. The seated area to the front of the units is enclosed by a picket fence.
11. The main units are located outside the Root Protection Areas (RPA) for all the adjacent trees and hedges. There are no issues in respect of incursion into the RPA. The seated areas, of artificial grass over weed suppressant, are located outside the RPA for adjacent trees and hedges.
12. The picket fence is located only very slightly in the RPA of G1. The fence comprises timber uprights in a small post hole supported by post mix. The holes are well spaced and have no implications of the retention of the hornbeam in G1. The overall impact is considered *De minimis*.
13. The units are serviced by electricity from a supply to the rear of the lodge. The cable is buried. The cable trench was hand dug. The cable trench passes a mature birch (T5). The excavations are 2 metres from the trunk. The cabling has been installed in accordance with methodology prescribed in NJUG 4. This notes a prohibited zone of one metre radius from the trunk and a precautionary zone based on a multiple of four of the tree's circumference. The works are within the precautionary zone and were completed by hand working. No mechanical plant was used and there is no evidence of plant track marks in the garden areas.

14. The proposal has been assessed against typical secondary development pressures associated with the retained genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.
15. It is considered; these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons. The proposed development has been so located as to minimise secondary development pressures.

Conclusions

16. The location of the hot tubs does not place the trees under threat of excessive pruning or removal. The structures are located outside the Root Protection Areas of the trees. The picket fence holes are insignificant and do not impact on the retention of the hornbeam group (G1). The hot tubs have a satisfactory relationship with surrounding arboreal features.

I Murat

ACS Consulting

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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 Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
G1	Hornbeam	15	430	6	5	#6	4	4	4	EM	Good	Fair	Linear group of multi-stemmed hornbeam. Included stem unions. A group of low quality and value in the landscape. The edge of the seating area is 5m from the trees.	10+	C1/2	5.2	84
1	Sorbus	9	320	3	0.5	3	2	2	2	M	Fair	Fair	Located on the western edge of a mature group of trees. Influenced in development by adjacent trees. A tree of low quality and value in the landscape. Located 5.7m from the hot tub.	10+	C1/2	3.8	46
2	Holly	10	320	2	0.5	2	2	2	3	EM/M	Fair	Fair	Located on the edge of a mature group of trees. Located 7.2m from the hot tub.	10+	C1/2	3.8	46
3	Birch	12	240, 260, 140, 285	3	2	3	4	2	3	M	Good	Good	Cabling works within 2m. A tree of moderate quality and value in the landscape. Located 14m from the hot tubs.	20+	B1/2	5.7	102
H1	Hornbeam Hedge	3	50	0.5	0.5	0.5	0.5	0	0	M	Good	Good	Well maintained hornbeam hedge with a small amount of holly. A hedge of moderate quality and value in the landscape. Located 1.7m from the hot tubs.	20+	B1/2	0.6	1

