



Arboricultural Impact Assessment

in Relation to Proposed New Car Park at



**St Nicholas' Church, Stubbins Lane,
Sabden, Lancashire, BB7 9EJ**

Prepared by:

Bowland 
Tree Consultancy Ltd

July 2026

**ARBORICULTURAL IMPACT ASSESSMENT
ST NICHOLAS CHURCH, SABDEN**

CONTROL SHEET

Project No.: BTC3559

Site: St Nicholas' Church, Stubbins Lane, Sabden, Lancashire, BB7 9EJ

Client: St Nicholas' Church Village Hall

Council: Ribble Valley Borough Council

Survey Date: 20 April 2026

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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
ST NICHOLAS CHURCH, SABDEN**

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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, Tree Impact Plan and a Tree Protection Plan;
 - 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) Produce an Arboricultural Impact Assessment report in regard to the above.

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, in their review of the proposed development and should be supplied to them in support of the planning application to which it pertains.
- 1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out, in accordance with the preceding disclaimer, on 20 April 2026, with all tree data collected on site subsequently 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.
- 1.5 The survey identified 11 individual trees (prefixed 'T') which have been numbered accordingly on the Tree Constraints Plan (TCP), Tree Impact Plan (TIP) and Tree Protection Plan (TPP) as appended.
- 1.6 The TCP, which details the existing site with the readily definable tree constraints, was based off of an Ordnance Survey map. In this regard, as no topographical plans were provided, the tree locations plotted by the arboriculturist at the time of the survey using GPS and measurement from existing site features where appropriate. As such, the locations of the plotted trees may not be entirely accurate.
- 1.7 The proposed car park area was drawn onto the plan by the arboriculturist to show the area required to be developed into the proposed car park. In this respect, it should be noted that this is not an accurate document for construction works and/or scaled measurements to be taken from and, as such, no detailed measurements should be taken from this plan when implementing the development, if approved.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & 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 75mm 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 Ribble Valley Borough Council's website the site stands within a CA. However, according to the council's website, checked on 07 July 2026, the site does not contain any trees with an extant TPO within the site boundaries. As such, other than for limited exceptions, an applicable section 211 notice must be submitted to the LPA prior to scheduling or undertaking tree works that are not authorised by a full planning permission granted under the Town and Country Planning Act 1990.

Protected Species

- 2.3 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. The breeding period for woodlands runs from March to August inclusive. 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 and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high 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 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 undertaken 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 necessary for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site under consideration is located to the eastern side of the village of Sabden, off Stubbins Lane.

- 3.2 It currently consists of a grassed area with individual trees between the village hall to the west and church and associated graveyard area to the east. The site is bordered by a footpath and access road to the church to the south, and a farm access to the north. (see TCP).
- 3.3 There is currently a vehicular access point to the site off the footpath and access road to the church to the site's south (see TCP).
- 3.4 The site is broadly level, but there is a level change to the east down to the village hall and a level change between the grassed areas of the site and sealed surface access road to the south.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of 11 individual trees were surveyed for the purpose of this appraisal. Detailed 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 any site 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'.

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

	Ret. Cats.	Tree Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	T1, T2, T3, T5, T6*, T7*, T8*, T10	8 Trees
Those of a low quality that should not be considered a significant constraint to development	'C'	T4, T9	2 Trees
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	'U'	T11	1 Tree
			11 Trees in total

*Denotes vegetation located on or partially on areas of land outside red-line boundary, and subsequently understood to be under third party ownership

- 4.4 As detailed in Table A, eight trees were categorised as moderate quality (i.e. 'B' category), and two trees were categorised as low quality (i.e. 'C' category). Additionally, one tree was categorised as unsuitable for retention ('U' category), regardless of the proposals, due to physiological reasons.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plan and the appended TIP, the proposal is for construction of a car park, with access from the existing surfaced church access road to the south (see TIP).

Projected Arboricultural Losses Relating to the Proposal

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 context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	T1, T2, T10	-	3 Trees
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	-	-	-
Those that should be removed for sound management reasons regardless of plans	'U'	-	T11	1 Tree
Totals		3 Trees	1 Tree	5 Trees in Total

- 5.2 From the information provided to date it is projected that, as detailed in Table B, above, construction of the development as proposed will require the removal of three trees of moderate quality.
- 5.3 That said, one tree is considered unsuitable for retention regardless of the proposals, and subsequently recommended for removal for arboricultural management reasons (see TIP).
- 5.4 As part of the deliberation process between the client and Project Tree Consultant a number of options were evaluated including the use of 'no dig' surfacing to retain the trees, whilst providing a viable parking area that would serve the client's needs.
- 5.5 However, these options were discounted due to the level of hard surfacing required far exceeding the 20% recommendation of previously soft surfaced areas within the RPAs in BS5837:2012, the required proximity of surfacing to stem bases (with limited room for future incremental growth and risk of direct damage from vehicle strikes) and the lack of viability of installing such a system in a genuine 'no dig' method, whilst being able to tie in to the existing access required to the south.
- 5.6 For the above reasons, it was concluded that retaining the trees whilst installing the parking area using this method would result in both a significantly compromised parking area for the client, whilst likely causing long term physiological decline to the trees in question.
- 5.7 As such, the decision was made to reconfigure the parking area, accept this would have tree impacts to install and address these through tree removals and replacement to offer a better solution in terms of overall tree health over the long term.

Compensation for Projected Arboricultural Losses

- 5.8 Although tree removals are required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for new tree planting. Indicative locations for proposed new tree planting are given on the TIP.
- 5.9 Consequently, the provision of new tree planting in the areas indicated, of suitable and appropriate species, can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 5.10 Furthermore, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.

Biodiversity Net Gain (BNG) and Ecological Mitigation

- 5.11 In regard to the above it is noted that it will be necessary for the application under consideration to meet the applicable Biodiversity Net Gain (BNG) requirements. BNG is a government approach to development designed to ensure that habitats for wildlife are left in a measurably better state than they were pre-development (10% BNG increase), that is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 5.12 In consideration of the above, it is noted that the client is aware of this requirement and has commissioned a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application via off site credits where appropriate.
- 5.13 As such, it will be necessary for the information provided within this report to be considered in accordance with the BNG calculations, to inform appropriate compensatory measures wither on or off site.

Retained Trees in Relation to the Development Proposals

- 5.14 From the plans provided it was also identified that part of proposed car park encroaches within the generic RPA of tree T3, with resultant associated potential to impact upon the roots and/or canopies of some of the applicable retained trees.
- 5.15 In this respect, whilst the canopy of tree T3 is not excessively low to the ground, it is recommended that pruning of tertiary branches to attain approximately 5m clearance over the proposed parking area is undertaken to ensure adequate canopy clearances are maintained to both proposed construction works and the completed parking area.
- 5.16 Furthermore, the parking area partly encroaches into the RPA of tree T3. That said, this is in an area of an existing turning/parking bay constructed from sealed hard standing and adjoined to the access road to the south.
- 5.17 As such, root growth into and below this area of surfacing is expected to be minimal, and providing works are undertaken in accordance with Table C, and protective measures installed as per the appendices to this report, these works are not projected to cause any significant long term structural and/or physiological impacts to retained trees.

Special Design, Construction & Protection Considerations in Relation to Retained Trees

- 5.18 The appraisal identified that there are a number of site development works proposed in close proximity to and within the RPAs and canopies of various retained trees, mainly the proposed fence lines and potential landscaping works, as detailed on the TIP. Nonetheless, it should be noted that such works are permissible under current industry guidance (i.e. BS5837:2012), providing that they are planned and implemented whilst affording a suitable level of protection to the trees in question, such as through the use of appropriate working methods and procedures.
- 5.19 As such, it will subsequently be necessary to ensure that the identified tree above is suitably protected in strict accordance with BS5837:2012 through the use of special working procedures, construction methods, and protection measures, the aspects of which are given in Table C, below. In turn, as also detailed in Table C, it will be necessary for the responsible applicable professional(s) to provide further detailed information regarding the proposed works and the special measures to be utilised, the provision of which can be assured through the imposition of a suitably worded condition attached to a planning approval.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Construction of Proposed car Parking Area	T3	- Works to install proposed car parking to be undertaken from west of tree, with all machinery positioned outside RPA - Works to remove existing hardstanding and wearing course to start closest to tree and working back to edge of RPA - Existing sub base to remain in situ where possible, with new wearing course laid on top, to ensure retention of any tree roots below.	7	Applicable contractor to provide method statement of works near retained tree

*All documentation and information supplied by the stated professional(s) should afford a suitable level of protection for the tree(s) under consideration in accordance with BS5837:2012

- 5.20 Further to the above, all works involving plant and machinery with moving booms, jibs or counterweights in close proximity to retained trees should be undertaken under supervision of a banksman to ensure adequate canopy clearances are maintained throughout.

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 TIP, 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 radial RPAs are indicated as magenta coloured circles on 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 services and drainage outside the RPAs of retained trees. 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

- 6.6 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.
- 6.7 A TPP has been produced and appended to this report to ensure protection of retained trees. As such, the adherence to the details within this report, and the appended 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 removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

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 minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

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 these should be notified immediately to the client and the 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. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out 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 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 Eleven individual trees were surveyed in respect of a proposed car park development at the above site
- 8.2 Eight trees were categorised as moderate quality, two trees were categorised as low quality, whilst one tree was categorised as unsuitable for retention regardless of the proposals.
- 8.3 An appraisal of the proposal documentation provided to date identified that, excluding trees considered unsuitable for retention regardless of the proposals, construction of the development as proposed will require the removal of three trees of moderate quality.
- 8.4 Although tree removals are required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for new tree planting. Indicative locations for proposed new tree planting are given on the TIP.
- 8.5 Consequently, the provision of new tree planting in the areas indicated, of suitable and appropriate species, can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 8.6 In regard to the above it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated.
- 8.7 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 any retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.
- 8.8 Accordingly, in order to ensure adequate protection of retained trees a Tree Protection Plan has been appended to this report. As such, adherence to this TPP and the details contained within this report can be conditioned to a planning approval.
- 8.9 It is emphasised that specific details of construction will be required to be discussed with applicable contractors to ensure successful tree retention. Such contractors have not been appointed at the preapproval stage and subsequently construction details will need to be considered by applicable contractors to ensure tree protection is assured.
- 8.10 Finally, it is emphasised 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, and it may

therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

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 APPRAISAL										Surveyor: Ben Harrop BSc (Hons)		Page: 1 of 3
Site:		St Nicholas' Church, Stubbins Lane, Sabden, Lancashire, BB7 9EJ								Survey Date: 20 April 2026		
Client:		St Nicholas' Church Village Hall								Job Reference: BTC3559		

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	Common Oak	13.5	490	N	7	2.5-S 2.5	EM	G	▪ 3m height clearance of branch ends over driveway.	▪ Remove tree in context of proposed development.	20+	B1	109	5.88
			E	6.5										
			S	7										
			W	7										
T2	Prunus 'Kanzan'	10.5	310	N	7.5	2-N 2	EM	G	▪ 2m height clearance of branch ends over driveway.	▪ Remove tree in context of proposed development.	20+	B1	43	3.72
			E	5										
			S	5										
			W	4.5										
T3	Common Hornbeam	14	420	N	5	1.5-W 2	EM	G	▪ 3.5m height clearance of significant branches over driveway.	▪ Retain tree in context of proposed development. ▪ Prune tertiary branches of tree canopy on west side to attain approximately 5m clearance over existing parking/turning bay and proposed parking area. ▪ Ensure protection of tree through establishment of a Construction Exclusion Zone (CEZ) in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery. ▪ Undertake works in generic RPA (within existing hard surfaced parking turning bay) in accordance with Table C of AIA report.	20+	B1	80	5.04
			E	5										
			S	7.5										
			W	6.5										
T4	Common Oak	16.5	310	N	5	2-W 2	EM	G	▪ Significant canopy asymmetry to west due to suppression from adjacent Lime trees.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree through establishment of a CEZ in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery.	10+	C1	43	3.72
			E	1.5										
			S	4										
			W	6										

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 half nearest 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)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(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 exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	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 APPRAISAL							
Site:		St Nicholas' Church, Stubbins Lane, Sabden, Lancashire, BB7 9EJ					
Client:		St Nicholas' Church Village Hall					

Surveyor:	Ben Harrop BSc (Hons)
Survey Date:	20 April 2026
Job Reference:	BTC3559

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)
T5	Common Yew	10	420	N	4	2.5-S 2.5	EM	G	▪ Churchyard yew tree outside site boundary with limited canopy overhang in to site area.	▪ Ensure protection of tree through establishment of a CEZ in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery.	20+	B1	80	5.04
				E	4.5									
				S	5									
				W	6									
T6	Common Lime	19.5	680	N	6	N/A 2	M	G	▪ Located outside site boundary with 8m height clearance of branches over site.	▪ Ensure protection of tree through establishment of a CEZ in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery.	20+	B1	209	8.16
				E	7									
				S	6.5									
				W	6.5									
T7	Common Lime	19.5	640	N	6	N/A 2	M	G	▪ Located outside site boundary with 7.5m height clearance of branches over site.	▪ Ensure protection of tree through establishment of a CEZ in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery.	20+	B1	185	7.68
				E	5.5									
				S	6									
				W	4									
T8	Common Lime	19.5	680	N	8	N/A 2	M	G	▪ End tree in a row of nine Limes. ▪ Located outside site boundary with minimal overhang of branches over site.	▪ Ensure protection of tree through establishment of a CEZ in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery.	20+	B2	209	8.16
				E	3									
				S	4									
				W	6.5									
T9	Common Elder	3.5	2x75 (ts)	N	2.5	N/A 0	Y	G	▪ No significant features noted at time of survey.	▪ Retain tree in context of proposed development. ▪ Ensure protection of tree through establishment of a CEZ in accordance with appended temporary fencing specification. NB: Temporary fencing to be installed prior to commencement of main construction phase and to remain in place until completion of main construction phase and removal of all site materials, equipment and machinery.	10+	C1	5	1.27
				E	2.5									
				S	2.5									
				W	2.5									
T10	Common Hornbeam	14.5	580	N	7	N/A 1.5	M	G	▪ Multiple stems from 1.6m height with broad spreading canopy.	▪ Remove tree in context of proposed development.	20+	B1	152	6.96
				E	6.5									
				S	8									
				W	6.5									

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL									
Site:		St Nicholas' Church, Stubbins Lane, Sabden, Lancashire, BB7 9EJ							
Client:		St Nicholas' Church Village Hall							

Surveyor:	Ben Harrop BSc (Hons)
Survey Date:	20 April 2026
Job Reference:	BTC3559

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)	
T11	Common Ash	3	130	N E S W	2 0 0 3	N/A 1	Y	D	▪ Dead tree.	▪ Remove tree regardless of proposed development as is dead.	<10	U	N/A	N/A

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	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <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:

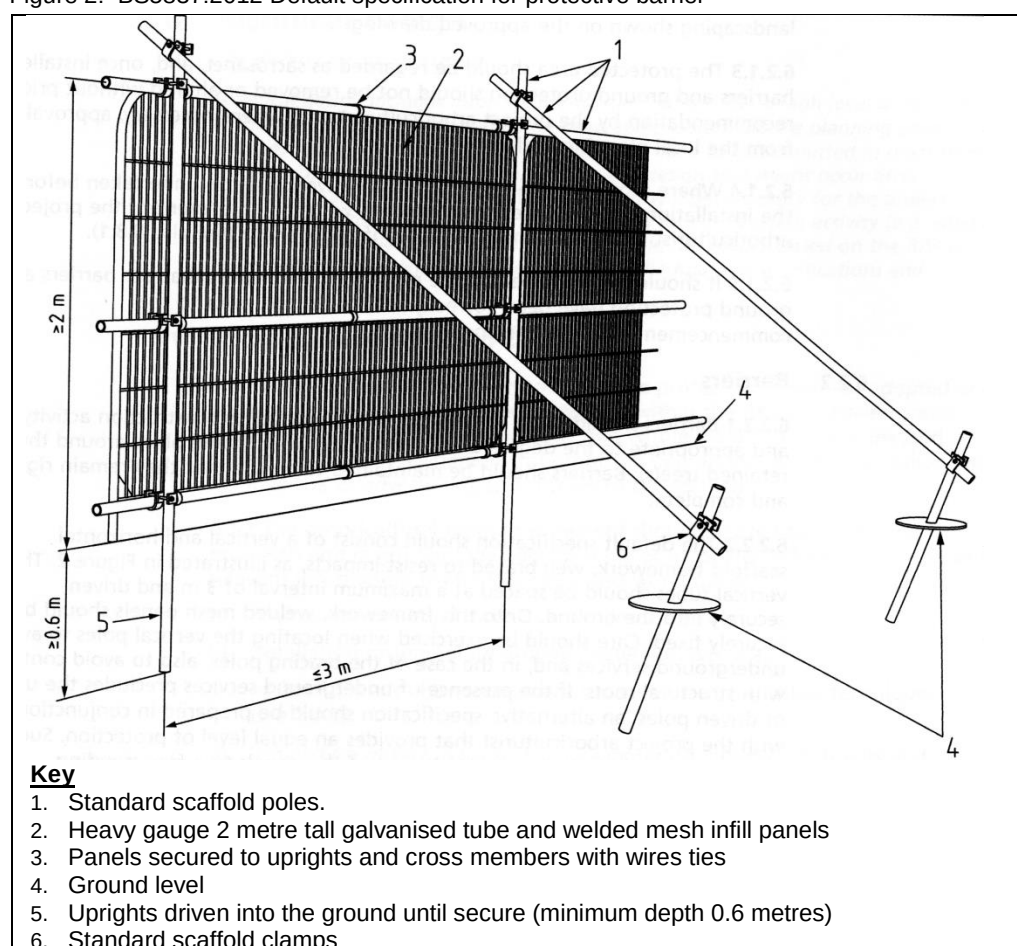
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE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

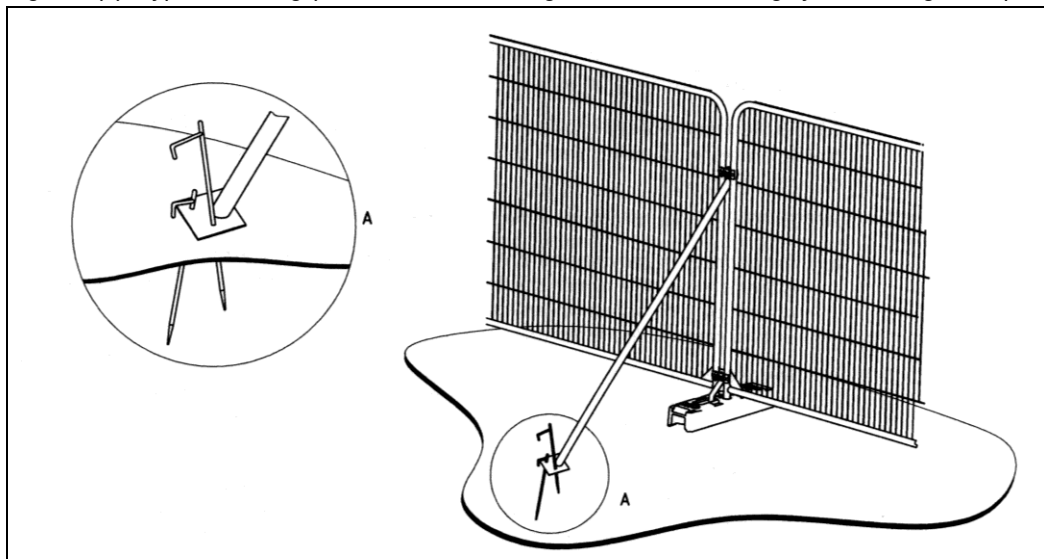
Figure 2: BS5837:2012 Default specification for protective barrier



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.

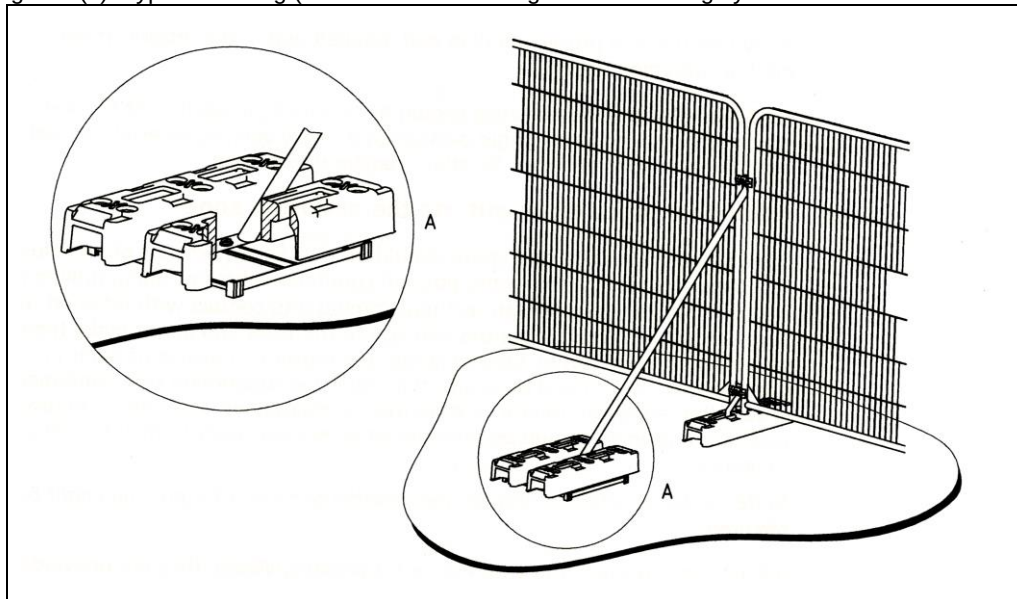
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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.

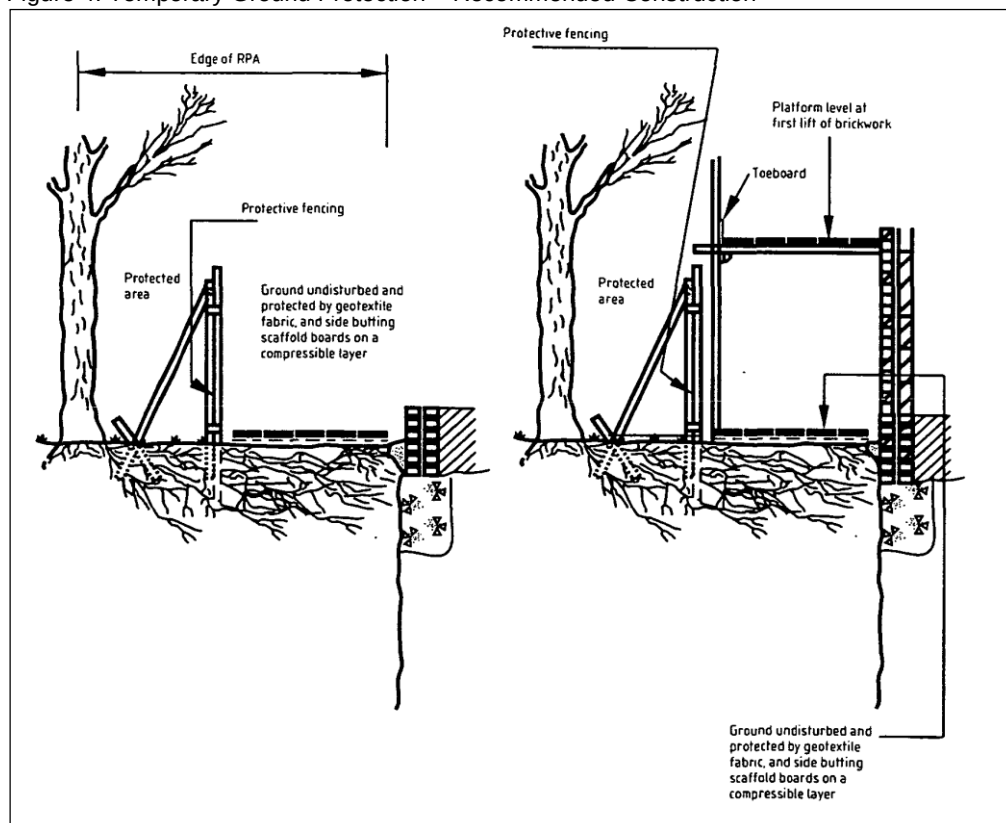
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

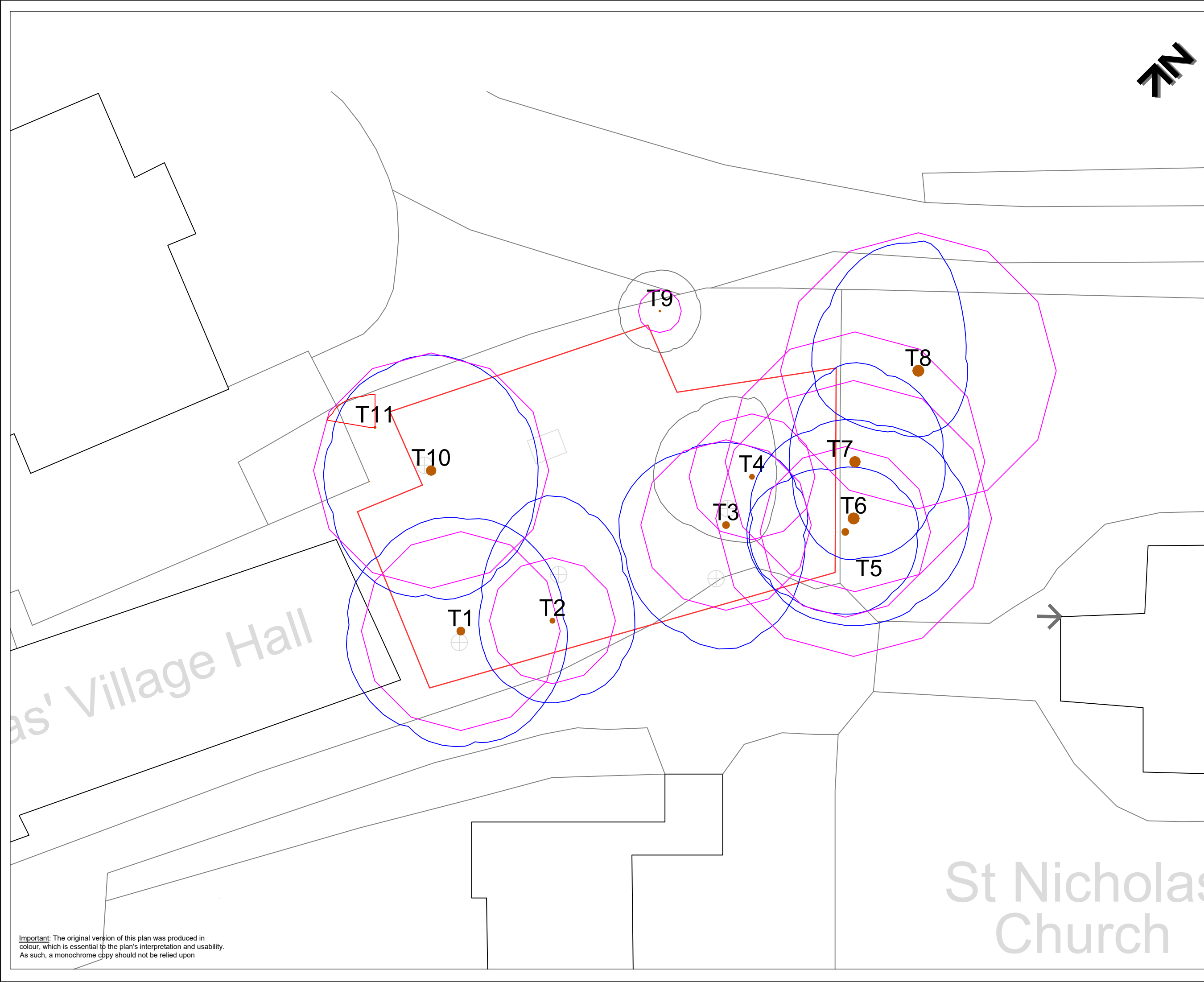
1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of 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



General Recommendations in Respect of Works:

- Any tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- Any tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed and agreed with the LPA tree officer.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed and agreed with the LPA tree officer.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15m of any tree crown.
- Deliveries by crane/lorry should be supervised by the Site Manager, or a suitable banksman, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10m of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Tree Consultant and the Tree Officer.



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

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

- Those to be Considered for Retention:
- Category 'A' Tree
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
 - Category 'B' Tree
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
 - Category 'C' Tree
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
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

Note: The locations and extents of all trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

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 - see Temporary Protective Fencing Specification

Project:
ST NICHOLAS' CHURCH
STUBBINS LANE
SABDEN
BB7 9EJ

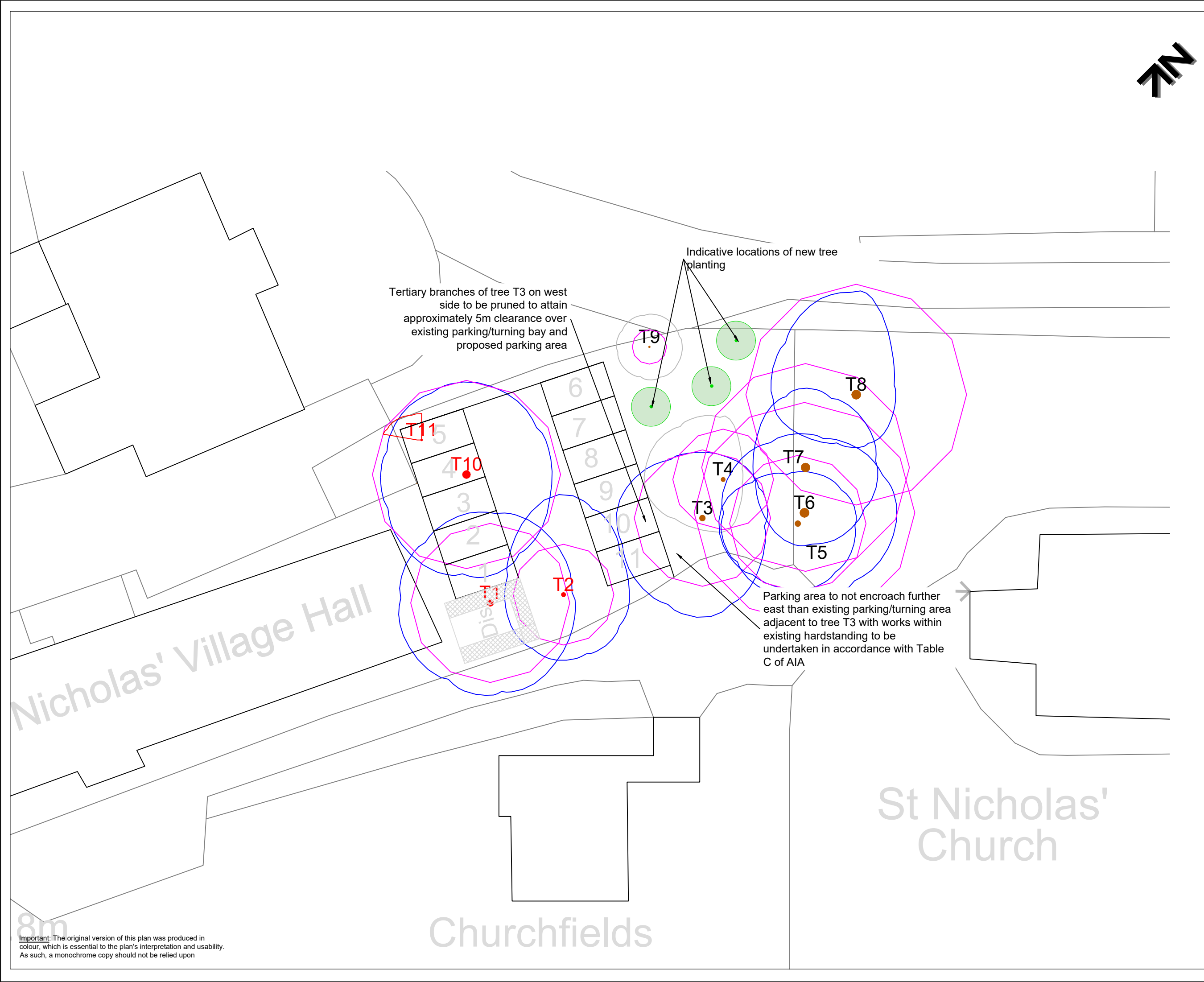
Agent:
ST NICHOLAS' CHURCH VILLAGE
HALL

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed New Car Park

Scale: 1:200@A3
Date: April 2026
Drawn by: BH
Checked by: JL

Bowland 
Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC3359-TCP Rev:



KEY

T = Individual Tree

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree
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
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

Note 1: The locations and extents of all trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

Note 2: The proposed car parking area has been drawn onto the supplied OS plan by the arboriculturist to demonstrate the area of development in relation to trees. No detailed scaled measurements should be taken from this plan for any other construction/planning purposes

Note 3: Trees with their identifying numbers and stems coloured in red are proposed for removal in the context of the proposed development

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 - see Temporary Protective Fencing Specification

Project:
ST NICHOLAS' CHURCH
STUBBINS LANE
SABDEN
BB7 9EJ

Client:
ST NICHOLAS' CHURCH VILLAGE
HALL

Title:
TREE IMPACT PLAN
in Relation to Proposed New Car Park

Scale: 1:250@A3
Date: July 2026
Drawn by: WH & JL
Checked by: DB

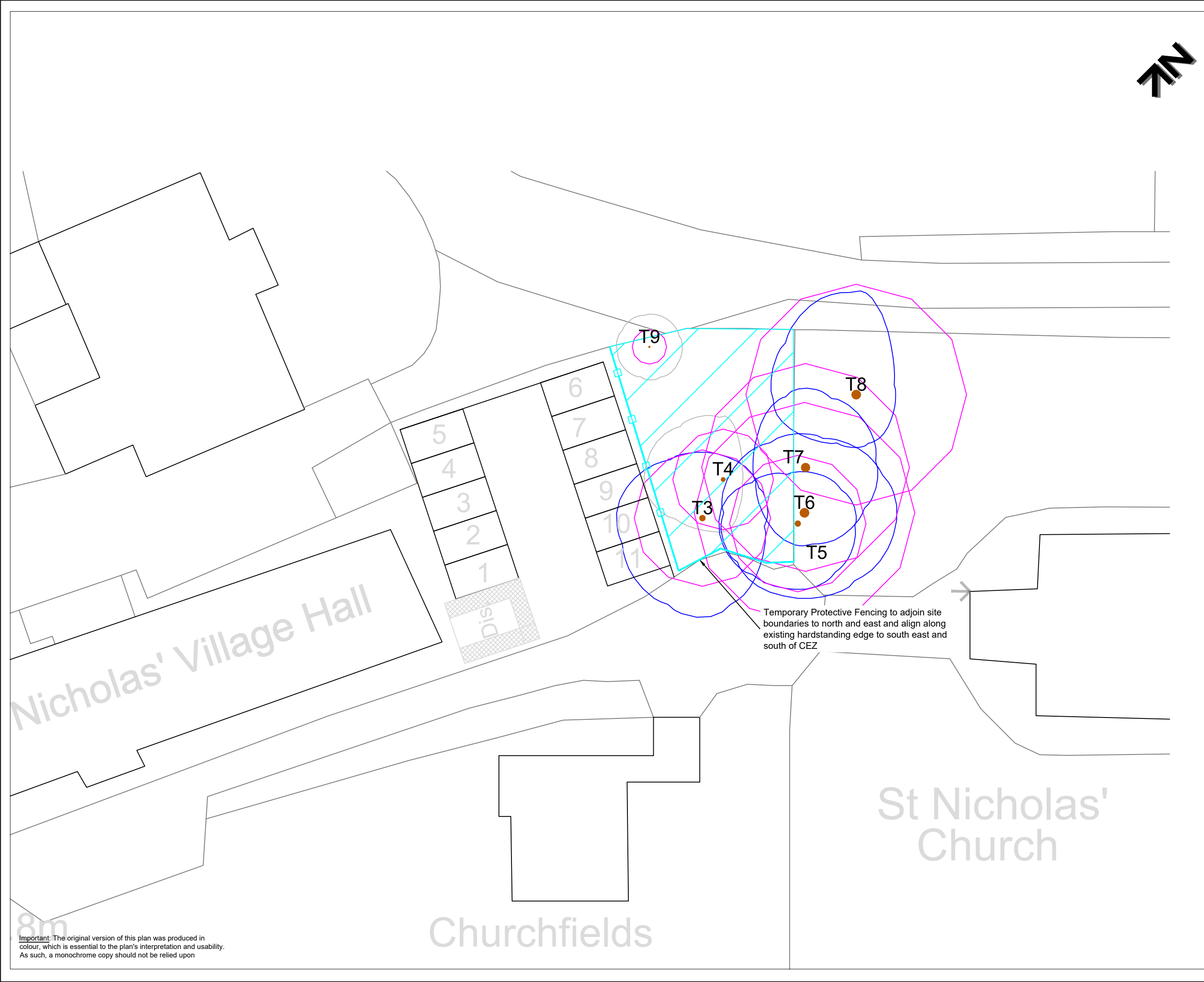
Bowland

Tree Consultancy Ltd

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

Ref: BTC3359-TIP Rev:

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

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree
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
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

Note 1: The locations and extents of all trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

Note 2: The proposed car parking area has been drawn onto the supplied OS plan by the arboriculturist to demonstrate the area of development in relation to trees. No detailed scaled measurements should be taken from this plan for any other construction/planning purposes

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 - see Temporary Protective Fencing Specification

Tree Protection Measures:

Construction Exclusion Zones (CEZs)
Area(s) of Ground Around Retained Trees to be Enclosed with 'Type 2 or 3' Temporary Fencing Throughout Development Works Subject to Ground Conditions. Note: Bold Line Represents Positioning of Fencing - see Temporary Protective Fencing Specification

Note 3: Temporary protective fencing to be installed immediately following tree pruning and/or removals and prior to main construction phase. The fencing shall remain in place for the duration of works and only be removed following completion of the main construction phase and removal from site of all associated operational equipment, machinery and materials

Project:
ST NICHOLAS' CHURCH
STUBBINS LANE
SABDEN
BB7 9EJ

Client:
ST NICHOLAS' CHURCH VILLAGE HALL

Title:
TREE PROTECTION PLAN
in Relation to Proposed New Car Park

Scale: 1:250@A3
Date: July 2026
Drawn by: WH & JL
Checked by: DB

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Ref: BTC3359-TPP Rev: