ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JANUARY 2025

The Eagle at Barrow
Clitheroe Road
Clitheroe
Lancashire
BB7 9AQ

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG2650
Project:	The Eagle at Barrow, Clitheroe
Location:	The Eagle at Barrow, Clitheroe Road, Clitheroe, BB7 9AQ
Title:	Arboricultural Impact Assessment
Document Type:	BS 5837: 2012
Date:	29/10/2024
Prepared By:	H Lord
Checked By:	A Hodgins
Approved By:	A Hodgins

Revision Status:				
Rev:	**Date:**	**Issue/Purpose/ Comment:**	**Prepared:**	**Checked:**
01	07/11/2024	Client comments	AH	HL
02	22/01/2025	Client comments	HL	AH

CONTENTS

1. Executive Summary

1.1.1. Urban Green have been instructed by Fence Gate Ltd. to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at the Eagle at Barrow, Clitheroe Road, Clitheroe, BB7 9AQ and produce our findings in a report.

1.1.2. It is proposed to develop the site into a new hotel alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

1.1.3. There are no Tree Preservation Orders (TPOs) currently in effect at the site or in the vicinity, nor does the site lie within a Conservation Area.

1.1.4. The proposed development does not necessitate the removal of any trees within the site boundary.

1.1.5. Urban Green have also been instructed to carry out a Preliminary Ecological Appraisal (PEA) of the site (UG_2650_ECO_PEA_01). This report should be read and adhered to in conjunction with the PEA report.

1.1.6. Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.

1.1.7. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

2. Introduction

2.1. Instructions and References

2.1.1. Urban Green have been instructed by Fence Gate Ltd. to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations'* at the Eagle at Barrow, Clitheroe Road, Clitheroe, BB7 9AQ and produce our findings in a report to be submitted with a detailed planning application.

2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.

2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals*.'

2.1.4. The site is located in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 73518 37627.

Legend:
Red Line Boundary

0.85
Kilometers

N

Client: Stantec	Issue: 01	Figure: 01
Project: The Eagle at Barrow	Scale @ A4: 1:10,000	
Title: Site Context	Approved by: CL	Checked by: MK
Drawing Ref: UG_2650_SITE_CONTEXT	Author: CL	Date: 30/07/2024

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2.2. Scope

2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

2.3.1. A scaled topographical plan has been provided by CTE Surveying with tree positions already plotted (job reference FB (The Eagle at Barrow). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.

2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a "#" suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.

2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.

2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.

2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

2.5.1. The site is located to the south of Barrow, approximately 4km to the south of central Clitheroe. The village of Whalley lies approximately 1km to the south of the site. The surrounding area can be characterised by mixed use development; agriculture is the primary commercial operation. Access to the site is via Clitheroe Road.

2.6. Soil Profile

2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilscapes Viewer suggests that the underlying soil profile at the site is slowly permeable, seasonally wet acid loamy and clayey soil, characterised by low fertility.

3. Legislation

3.1. Tree Protection Status

3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.

3.1.2. Access to Ribble Valley Borough Council's online List of Tree Preservation Orders on 12/08/2024 indicates that there are currently no TPOs in effect onsite or immediately adjacent to the site boundary. The Ribble Valley Borough Council's online list of Conservation Areas indicates that the site is not within a Conservation Area.

3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

3.1.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Ecological Considerations

3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).

3.2.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.

3.2.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.

3.2.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_2650_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

4.1.1. It is proposed to develop land at the Eagle pub/restaurant into a hotel, along with landscaping improvements such as car parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

4.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.

4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) Explained

4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.

4.3.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

4.4.1. The survey assessed five individual trees, five tree groups and one hedgerow, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups and hedgerow can be viewed in the Tree Data Schedule in Appendix 1.

4.4.2. Four individual trees (T1, T3, T6 and T8), five tree groups (G4, G5, G7, G9 and G11) and one hedgerow (H10) were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and one individual tree (T2) was assessed as BS 5837: 2012 'Unsuitable' Category 'U'.

4.4.3. Hedgerow H10 and tree group G11 are offsite. The remaining trees and tree groups are within the site or on the boundaries.

4.4.4. The tree cover comprises mainly of low-quality ornamental planting, with some natural colonisation.

4.4.5. Trees comprising G11, and those adjacent to the flagged seating area at the western site boundary (primarily T3, G5, T8 and G9) are attractive specimens, adding to the visual amenity of the carpark and outside dining areas.

4.5. Impacts of Development

4.5.1. The proposal will not require the removal of any trees, tree groups or hedgerows.

4.5.2. Tree T2 has been recommended for removal due to its poor condition and location, irrespective of the proposed development, in accordance with Arboricultural best practice.

4.5.3. The remaining trees, tree groups and hedgerow are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.

4.5.4. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.7. of this report.

4.5.5. The existing paved surface at the site within the RPAs of retained trees and tree group T3, G5 and T8 will remain in place throughout the proposed development. This surface will serve as sufficient protection to the rooting environment which extends beyond the line of protective fencing, as indicated on the Tree Protection Plan.

4.5.6. Due to the location immediately adjacent to the paved dining area exterior to the Eagle building, the placement of tree protective fencing around tree group G11 and hedgerow H10 has not been assessed to be necessary, as proximity to the restaurant and dining areas should provide a sufficient exclusion zone from construction activity.

4.5.7. The proposed development will not require any remedial/restorative/access facilitation pruning works (crown lifting/reduction) to retained trees, tree groups or hedgerows.

4.6. Tree Surgery Works

4.6.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details or remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.

4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.

4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'.

4.7. Protective Fencing

4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.

4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately at the alignment indicated on the Tree Protection Plan.

4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).

4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

4.7.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

4.7.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.8. Demolition and Removal of Surfaces in the RPA

4.8.1. During demolition, the following restrictions will apply:

- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
- The main body of any mechanical excavator will operate outside the RPA.
- Masonry will be pulled away from trees where possible.
- When breaking masonry, a fine water spray will be used to minimise dust particles.
- Excessive dust particles on trees will be removed each day by spraying with water.
- Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.
- During surface removal, the following restrictions will apply:
- Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.9. Temporary Site Cabins

4.9.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.

4.9.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.10. Utilities

4.10.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.11. Recommendations

4.11.1. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.

4.11.2. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T1	Semi-Mature **Cherry** *Prunus* sp.	5	2	2	M	220	N 3 W 3 E 3 S 3	1: Growing in linear planting bed adjacent to car park with ornamental planted shrubs. 2: Bifurcated at 0.5m forming tight junction; lower stems fusing. 3: Sparse foliage, with some crown dieback noted.	No action required. n/a	3	Fair Good	40+ C1	2.64
T2	Dead **Dead** Tree	2	0	0	n/a	100	N 0 W 0 E 0 S 0	1: Dead specimen.	Fell to ground level. Low	n/a	Dead Dead	Dead U	n/a
T3	Semi-Mature **Goat Willow** *Salix caprea*	10	2	1	M	450	N 4 W 4 E 4 S 4	1: Growing in linear planting bed adjacent to car park and flagged area. 2: Multi-stemmed at base, with stems fusing, forming spreading even crown. 3: Crossing branches forming natural braces throughout canopy. 4: Minor bark wounds occluding well.	No action required. n/a	3	Good Good	40+ C1	5.40
G4	Semi-Mature **Himalayan birch** *Betula utilis* var. 'Jaquemontii'	av 11	av 2	1.7	M	av 130	N av 2 W 2 E 2 S 2 each	1: Group of three growing in linear planting bed adjacent to car park and flagged area. 2: Minor shade deadwood; somewhat suppressed by adjacent trees. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	20-40 C1	1.56
G5	Semi-Mature **Weepiong willow** *Salix babylonica*	av 10	av 5	0	M	av 250	N av 2 W 2 E 2 S 2 each	1: Group of four trees growing within linear planting bed with ornamental planted shrubs. 2: Suppressed by adjacent trees, causing unbalanced canopy growth and shade deadwood of multiple small lower branches; posing a low risk due to size and location. 4: Southernmost tree in group growing close to fence, overhanging rear garden of adjacent residential property. 5: Multiple crossing branches and small stubs from snapped branches.	No action required. n/a	3	Good Fair	20-40 C1	3.00

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T6	Early-Mature **Cherry** *Prunus* sp.	12	2	1.5	W	400	N 4 W 4 E 5 S 4	1: Growing within planting bed adjacent to stream and fence onto rear garden of residential property and onsite stone retaining wall. 2: Ivy on stem preventing a thorough inspection. 3: Dense canopy with extensive minor shade deadwood. 4: Canopy growing into adjacent G7 and G5.	Remove ivy and re-inspect for defects. Moderate	3	Fair Good	20-40 C1	4.80
G7	Semi-Mature **Goat Willow** *Salix caprea*	av 6	av 4	0	M	av 200	N av W 2 E 1 S 1 each 1	1: Two self-set goat willow growing to either side of stream in planting bed adjacent to wooden fence onto rear garden of residential property. 2: Both trees severely suppressed by adjacent trees, with northernmost tree in close competition with T6. 3: Southernmost tree appears to be in decline. 4: Shade deadwood throughout.	Fell southernmost tree to ground level. Low	3	Fair Fair	10-20 C1	2.40
T8	Young **Maidenhair tree** *Ginkgo biloba*	3	2	0	M	80	N 1 W 1 E 1 S 1	1: Growing within linear planting bed adjacent to car park. 2: Stem leaning to southeast. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ C1	0.96
G9	Young **Japanese maple** *Acer palmatum*	av 4	2	0	M	av 80	N av W 1 E 1 S 1 each 1	1: Closely-planted group of three in linear planting bed adjacent to stone bench in flagged area. 2: Southernmost pair growing together at base. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	20-40 C1,2	0.96
H10	Semi-Mature **Cherry Laurel** *Prunus laurocerasus*	av 2	0	0	M	70	N 1 W 1 E 1 S 1	1: Managed hedge adjacent to flagged patio area. 2: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ C1,2	0.84

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	
G11	Semi-Mature **Mixed** Species	av 9	2	0	M	av 100	av 2 2 2 2 each	1: Mixed densely-planted group of ornamentals with one self-set oak noted, growing adjacent to building. 2: Lawsons cypress, spruce, Portuguese laurel. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ C1	1.20

Appendix 2 - Tree Data Schedule Definition of Terms

Tree Referencing:	**Individual Trees**	T (+number)
	Grouped Trees	G (+number)
	Hedgerows	H (+number)
	Woodlands	W(+number)
Age Category/Life Stage:	**Young**	Usually <15 years
	Semi-Mature	Significant growth expected, approximately one third of life expectancy complete
	Early-Mature	Full height achieved with further significant growth possible, up to two thirds of life expectancy complete
	Mature	Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy
	Veteran	Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits,
	Over-Mature	A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	**Botanical Name**	conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition.
	Common Name	commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.	
Crown Height :	Measured from ground level to the height at which the main crown begins.	
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level	
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).	
Crown Spread:	Measurements taken from all four cardinal points in metres.	
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.	
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.	
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site.	
	Urgent	To be carried out as soon as possible.
	Very High	To be carried out within 1 month.
	High	To be carried out within 3 months.
	Moderate	To be carried out within 1 year.
	Low	To be carried out within 3 years.
Physiological Condition:	**Good**	Usually healthy with no symptoms of poor health or disease.
	Fair	Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous.
	Poor	Disease present in considerable quantities or with very poor physiological vigour.
	Very Poor	Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	**Good**	A tree with no significant structural defects.
	Fair	Minor defects may have been observed but are not considered to be immediately hazardous.
	Poor	Significant defects found. Tree requires monitoring or remedial works.
	Very Poor	Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.	
Retention Category:	Please refer to Tree retention categorisation table on the next page.	

Appendix 3 - Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		**Colour on Plan**
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees 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.	**RED**
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	**GREEN**
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	**BLUE**
BS 5837: 2012 Retention 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.	**GREY**
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	**n/a**
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	**n/a**
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	**n/a**

NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 *etc.*
NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.

Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

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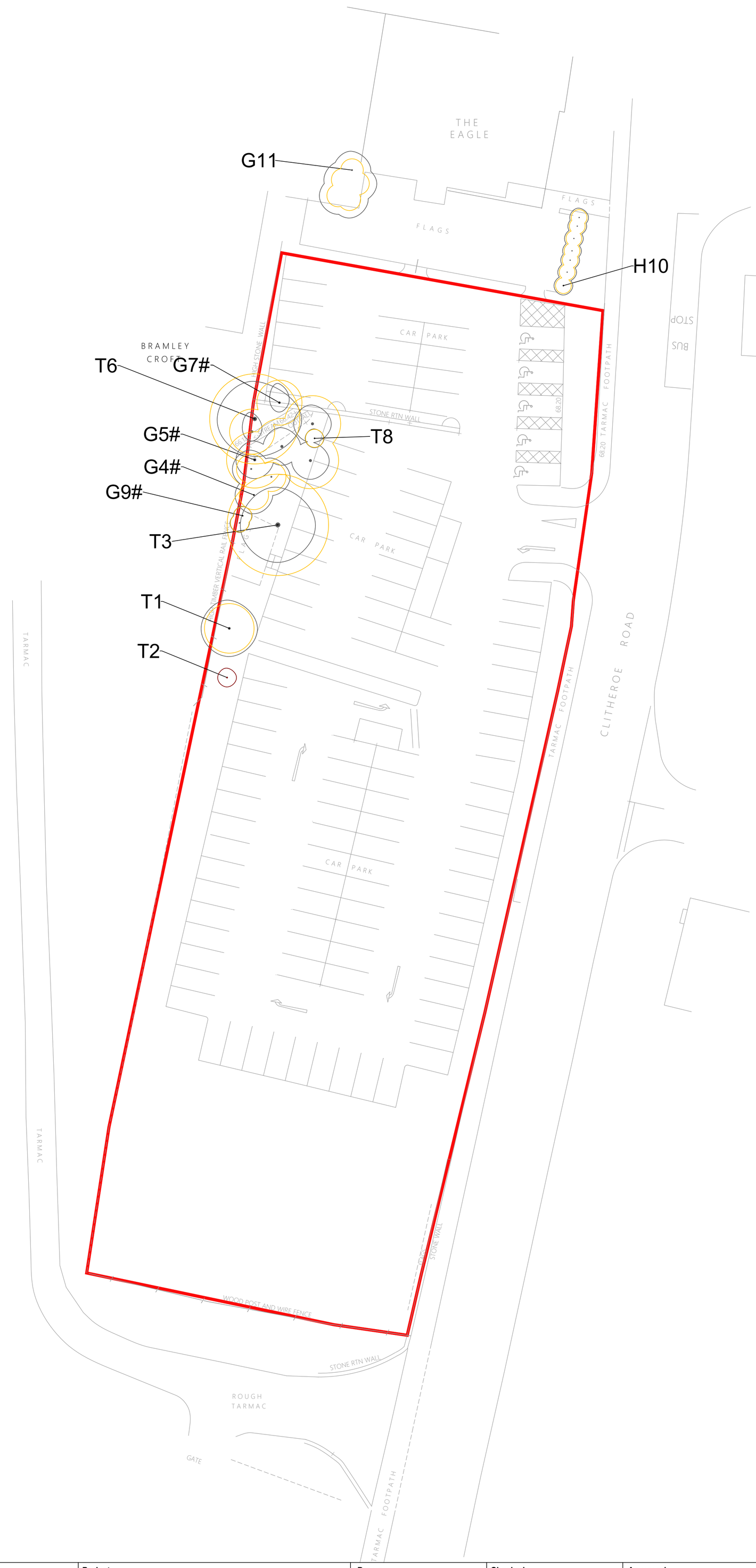
Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Retention Category U Tree, Group or Hedge
	Root Protection Area (RPA)
#	Position estimated on site
	Redline site boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client: FENCE GATE LTD.	**Project:** THE EAGLE AT BARROW	**Drawn:** HL	**Checked:** AH	**Approved:** AH	**Date:** 05/09/24
Issue: PLANNING	**Title:** TREE CONSTRAINTS PLAN	**Dwg No:** UG_2650_ARB_TCP_01		**Scale @ A1:** 1:250	**Revision:** 00

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Contractors must check all dimensions from site

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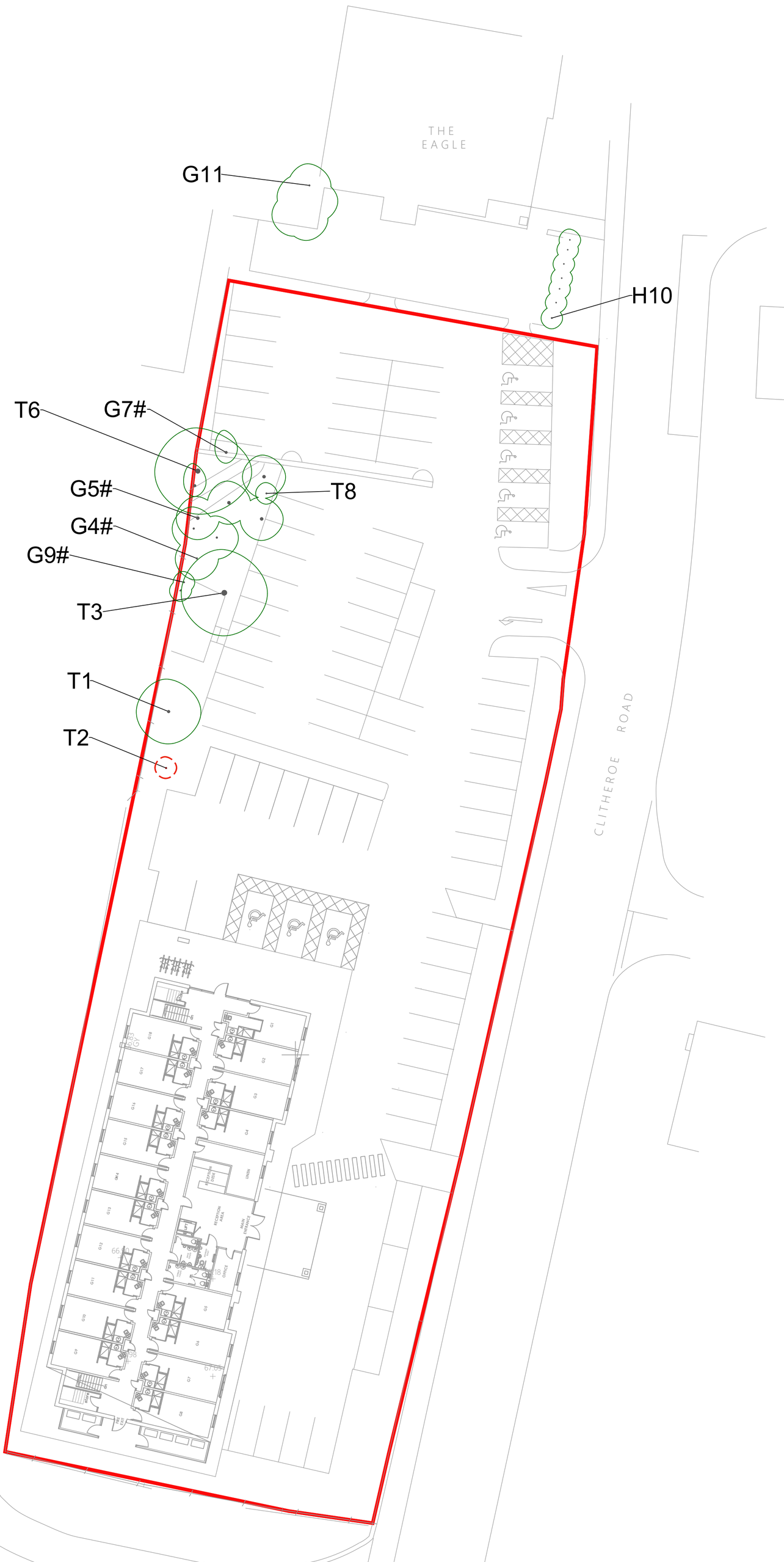
Notes:-



BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Retention Category U Tree, Group or Hedge

Retained tree

Removed tree

\# Position estimated on site

Redline site boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client: FENCE GATE LTD.	**Project:** THE EAGLE AT BARROW	**Drawn:** HL	**Checked:** AH	**Approved:** AH	**Date:** 05/09/24
Issue: PLANNING	**Title:** TREE REMOVAL PLAN	**Dwg No:** UG_2650_ARB_TRP_01		**Scale @ A1:** 1:250	**Revision:** 00

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Tree Works Schedule

Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T2	U	Unknown	Fell to ground level	Arboricultural best practice

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client:
FENCE GATE LTD.

Project:
THE EAGLE AT BARROW

Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn:	Checked:	Approved:
HL	AH	AH
Project:	**Scale @ A1:**	**Date:**
UG2650	N/A	05/09/24
Dwg No:		**Revision:**
UG_2650_ARB_TWS_01		00

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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Retention Category U Tree, Group or Hedge
- Retained Tree
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See Insert 1 & Insert 2)
- Ground Protection (Existing Hardstanding)

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client:	Project:	Drawn:	Checked:	Approved:	Date:
STANTEC	THE EAGLE AT BARROW	HL	AH	AH	05/09/24
Issue:	**Title:**	**Dwg No:**		**Scale @ A1:**	**Revision:**
PLANNING	TREE PROTECTION PLAN	UG_2650_ARB_TPP_01		1:250	00

U R B A N G R E E N

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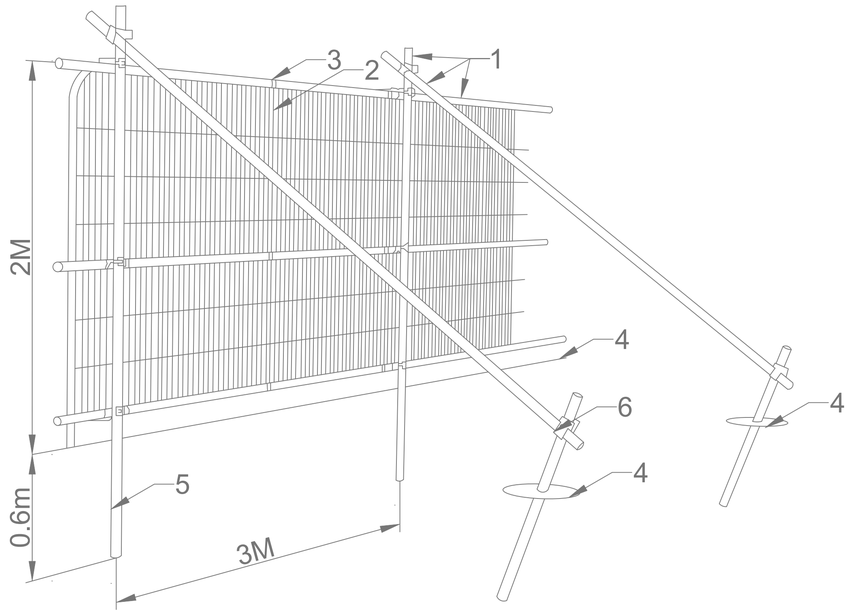
Insert 1: Tree protective fencing specification

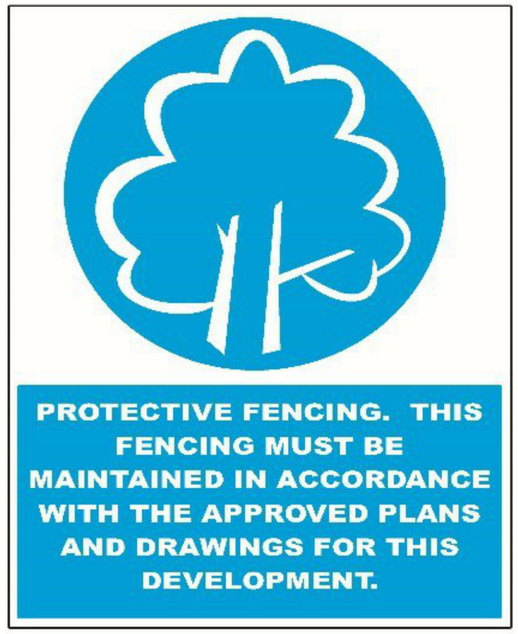
Default specification for protective barrier

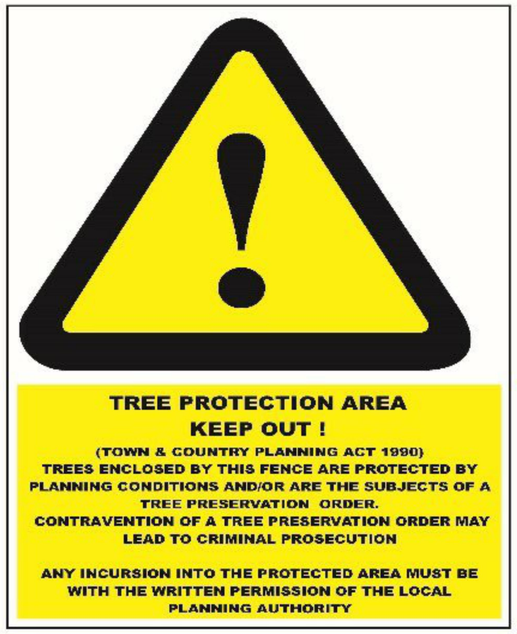


Key

1 Standard scaffold poles
2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
3 Panels secured to upright and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground untill secure (minimum depth 0.6m)
6 Standard scaffold clamps

Insert 2: Tree protection notice





Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

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Client: **FENCE GATE LTD.**

Project: **THE EAGLE AT BARROW**

Title: **TREE PROTECTION INDEX**

Issue: **PLANNING**

Drawn:	Checked:	Approved:
HL	AH	AH

Project:	Scale @ A1:	Date:
UG2650	N/A	05/09/24

Dwg No: UG_2650_ARB_TPI_01

Revision: 00