ROAVR | GROUP

Project: 25_5837_05_58
Site: The Pentre BB7 1JQ
Client: David Owen

Project Number:	25_5837_05_58
Report Type:	Tree Survey & Arboricultural Impact Assessment
Site Address:	The Pentre, BB7 1JQ

Role:	Name:	Date:
Instructing Party	David Owen	20/05/2025
Customer	David Owen	23/05/2025
Surveyor	Alexander Barnes - BSc Arb, MArborA	23/05/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	12/06/2025

Revision History		
Date:	Version number:	Summary of changes:
12/06/2025	1.0	First Review (Internal)
12/06/2025	1.0	First Issue

Arboricultural impact assessment

Table of Contents

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

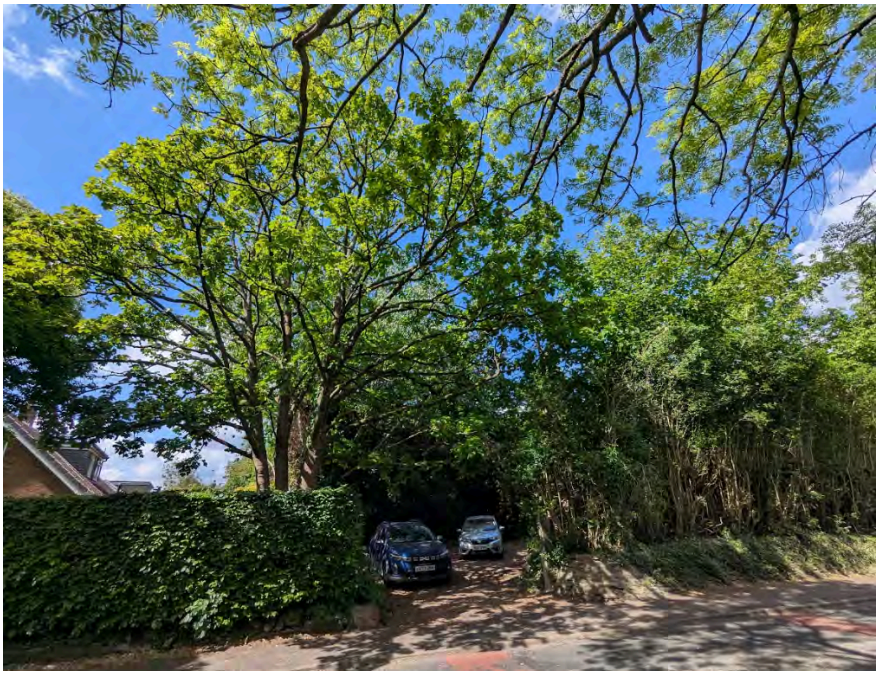
- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

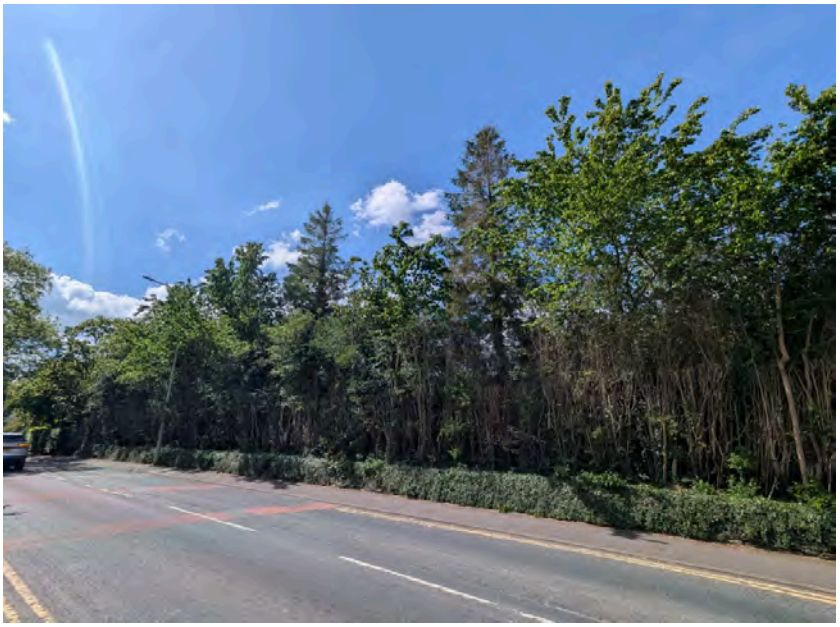
Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

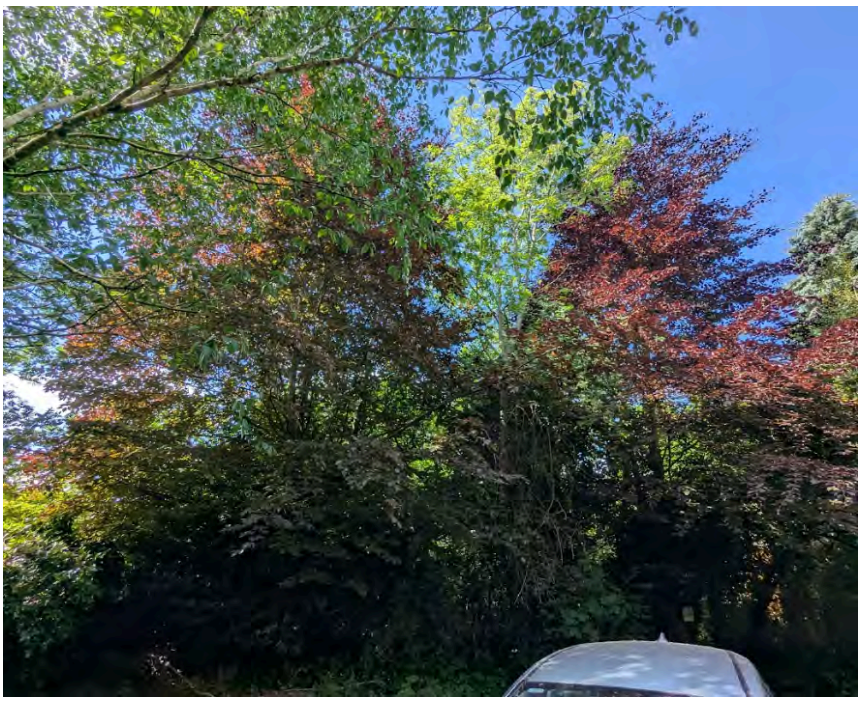
Photographic Plates.



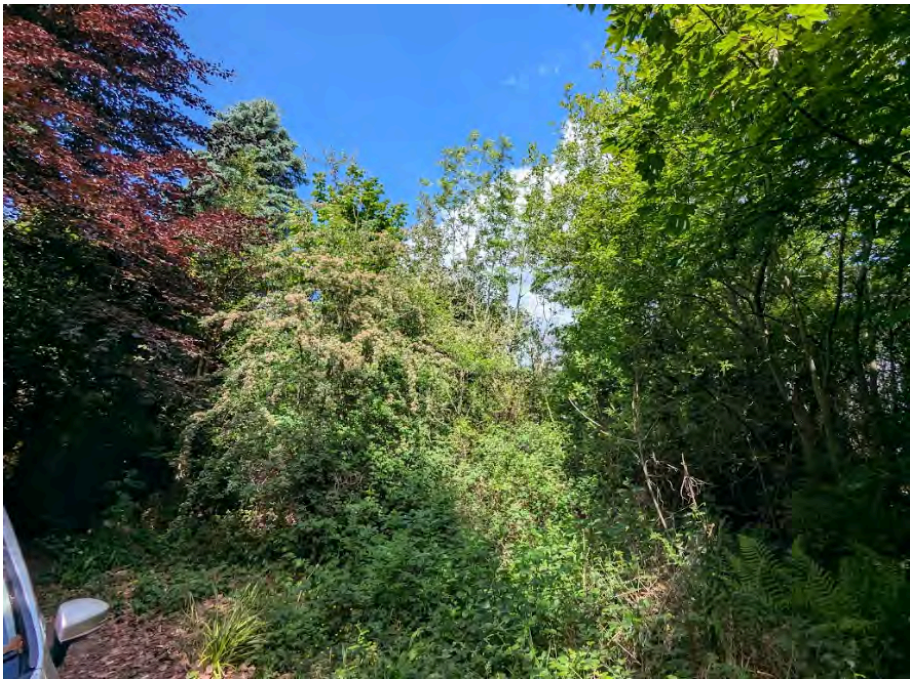
Photographic plate showing the existing access to the site with T1 (left) & H2 (right). (ROAVR, 2025)



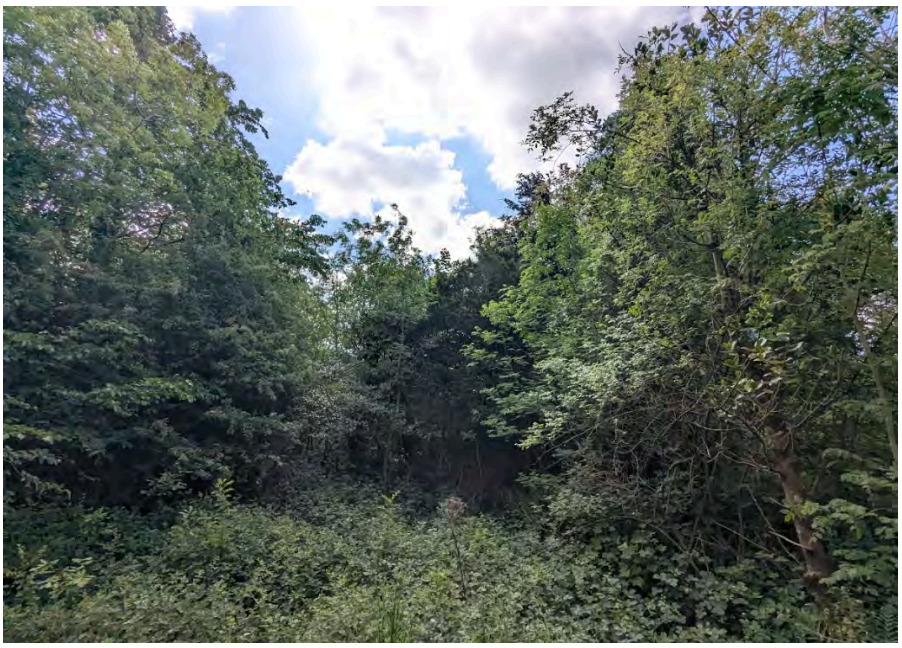
Photographic plate showing H2 taken from offsite to the east of the site. (ROAVR, 2025)



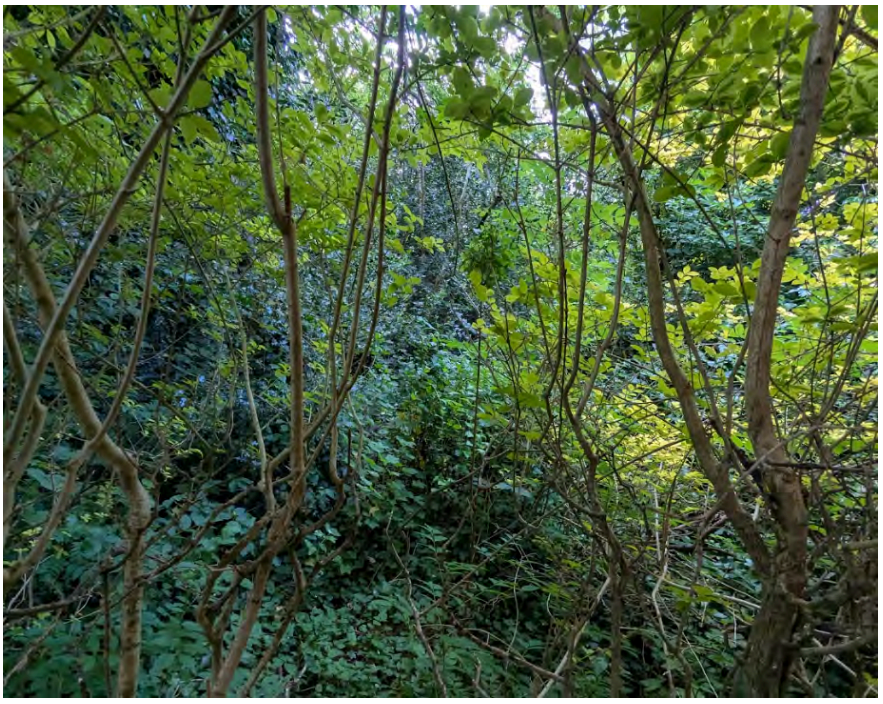
Photographic plate showing T6 (left) to T10 (right). (ROAVR, 2025)



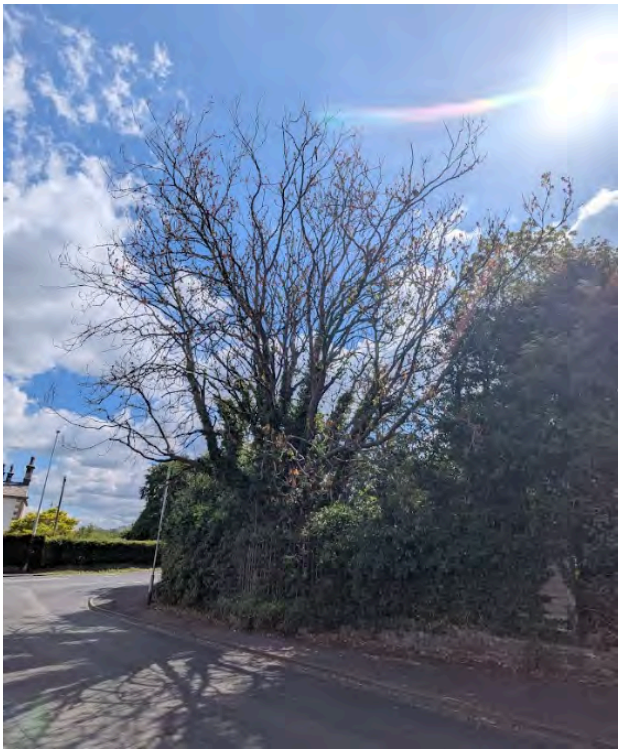
Photographic plate showing the south side of G1. (ROAVR, 2025)

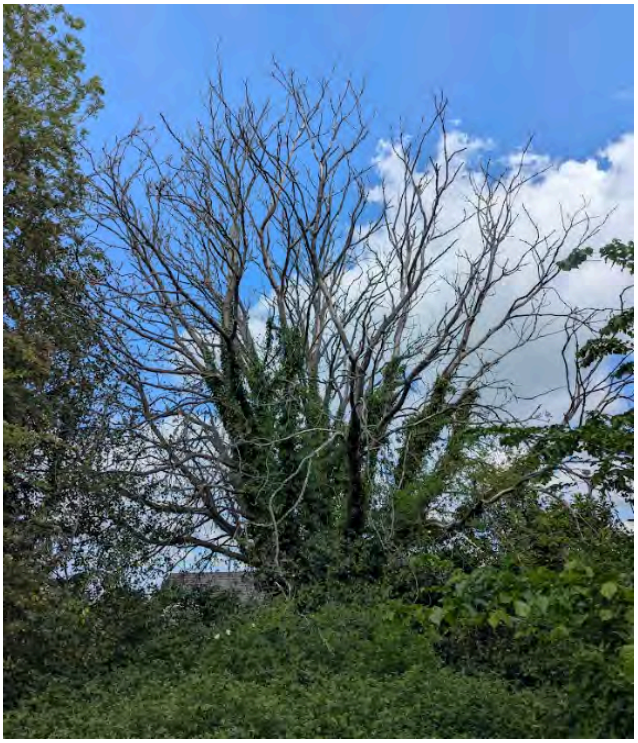


Photographic plate showing the north side of G1. (ROAVR, 2025)

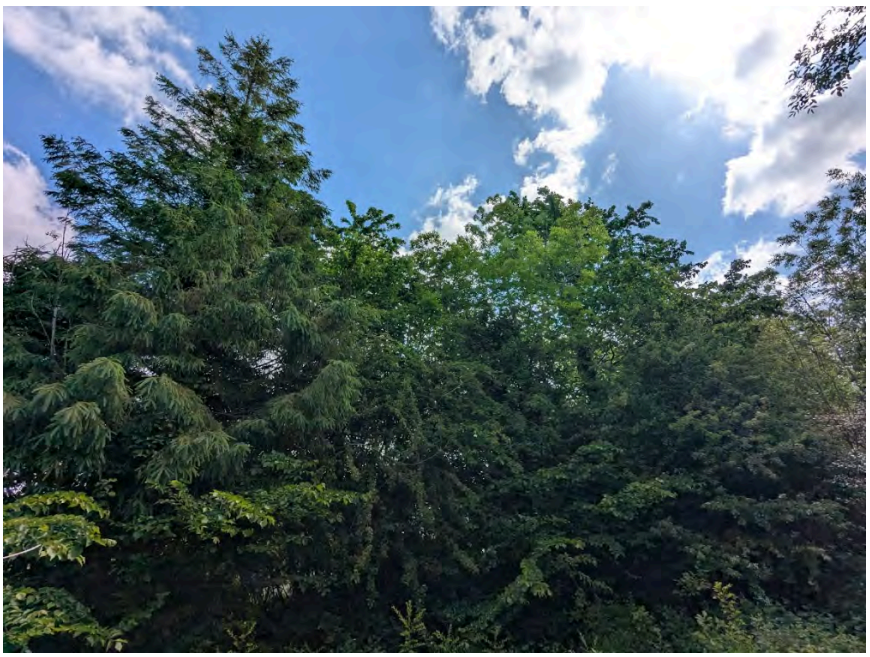


Photographic plate taken at the edge of Woodland 1 illustrating the dense undergrowth and limited site access. The image shows a thick cover of bramble, ivy and regenerating scrub, with unmanaged vegetation restricting movement and making detailed inspection of the woodland interior challenging. (ROAVR, 2025)





Two photographic plates showing T19 a dead Horse chestnut located along the northern boundary of the site and directly adjacent to the public access road. (ROAVR, 2025)



Photographic plate showing T12 (right) to T15 (left). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Clitheroe in the Ribble Valley Borough Council control area. The site is located on the east side of the town and has a suburban feel.

2.2 The site is home to an unoccupied detached residential with associated hard and soft landscape.

2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance just off the adjacent public highway.

2.4 A desktop assessment was inconclusive in determining whether the site lies within a conservation area or if any trees on or adjacent to the site are protected by a Tree Preservation Order (TPO). Direct confirmation from the local planning authority will be required.

2.5 All desktop assessment data was cross checked and validated on the 12/06/2025 using the web portal provided by the local planning authority.

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

A total of 27 individual trees, 2 groups, 1 woodland and 2 hedges were recorded during the survey. The majority of the trees are mature, with most specimens found to be in fair overall condition and likely to contribute to the landscape for a further 10–20+ years.

Key observations:

- Category B trees dominate the site, comprising species such as Sycamore, Beech, Elm, Ash, Birch, Spruce and Hornbeam. These are generally of moderate quality with good future potential and a reasonable contribution to the site's character.

- Several trees were recorded off-site or within dense undergrowth, limiting access and requiring estimated dimensions (e.g. T1, T4, T5, T6, T11).

- Category C features include lower quality or younger specimens such as Privet hedges (H1, H2) and mixed groups of natural regeneration (e.g. G1, W1), which offer limited arboricultural merit but some local screening and biodiversity value.

- One tree (T19 – Horse Chestnut) was found to be dead and has been classified as Category U with a recommendation for removal on safety grounds.

- Woodland W1 was noted as having a very dense understorey and limited access, with the mix of species including Ash, Sycamore, Sweet Gum, Holly, and Apple contributing to ecological value despite lower quality classification.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
2002AA1003_Proposed Site Plan Rev D.dwg	10/06/2025	12/06/2025

4.1.1. The proposal involves the erection of a single-storey residential dwelling adjacent to The Pentre, the creation of a new driveway and parking area, and the construction of a new boundary wall or fence. The existing access point is to be extended.

4.2. Site Context

The site has been unmanaged for some time, resulting in the formation of a dense understorey of self-seeded vegetation and undergrowth. This has significantly restricted access across much of the plot and limited the ability to carry out detailed inspections for some trees. Woodland block W1 and groups G1 and G2 are comprised mainly of naturally regenerating native species, providing a degree of ecological value and visual containment.

4.3. Tree Removals Required

To accommodate the proposed development, the following trees and groups are confirmed for removal:

- Access widening:
  - *T2 (B1)* – Moderate quality Sycamore
  - *Small section of H2 (B1)* – Privet/Cherry Laurel hedge along boundary
  -
- Driveway construction:
  - *Group G1 (C1)* – Low quality group dominated by natural regeneration
  - *T12 (B1)* – Moderate quality Elm tree

- Parking area footprint:
    - *T13, T14, T15, T16 (all B1)* – Moderate quality Elm, Norway Spruce, and Cypress trees

- Proposed new dwelling footprint:
    - *T6–T11 (mix of B1 and C1)* – Includes Copper Beech, Ash, Holly, Blue Spruce
    - *H1 (C1)* – Privet hedge
    - *Majority of Woodland W1 (C1)* – Dense, self-seeded mixed native woodland
    - *T19 (U)* – Dead tree recommended for removal regardless of development

4.4. Trees to be Retained

The following trees and features are outside the footprint of the proposals and can be retained and protected:

- *T1–T5, T17–T18 (B1)* – Generally in fair condition and located outside of the proposed working areas
- *G2 (C1)* – Located to the rear of the site and unaffected
- *H2 (B1)* – Boundary hedge unaffected by proposals

4.5. Impact Summary

The proposals will result in the removal of 13 individual trees, one tree group, one hedge, and a large section of Category C woodland. The majority of trees to be removed are moderate quality Category B specimens. While not high quality, their collective loss will diminish the site's arboricultural and screening value in the short term. The remaining trees will continue to provide some level of amenity and boundary structure.

4.6. Mitigation and Compensation

To help address the level of tree loss, compensatory planting will be required. A replacement ratio of 2:1 is suggested to support the long-term re-establishment of tree cover on site. This could be informed by:

- A landscape plan identifying suitable species, planting sizes, and indicative locations
- The use of native or climate-resilient species that reflect the site's setting and future conditions
- Inclusion of mixed-age planting stock to encourage structural diversity and resilience

4.7. Recommendations

- All retained trees should be protected in accordance with BS5837:2012 using appropriate fencing and ground protection.
- No-dig, permeable surfacing should be used where construction interfaces with Root Protection Areas (e.g. existing access).
- A pre-commencement meeting with the contractor and supervising arboriculturist should be undertaken prior to site works.

4.8. Conclusion

The site has been left unmaintained for a significant period, allowing extensive natural regeneration and undergrowth to develop. As a result, much of the vegetation to be removed is of limited arboricultural value. Provided a suitable landscape plan is implemented, incorporating appropriate replacement planting, the arboricultural impacts of the proposed development, including those arising from the necessary widening of the existing access, can be effectively managed and the overall green infrastructure of the site maintained in the long term.

5. Limitations

5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

5.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

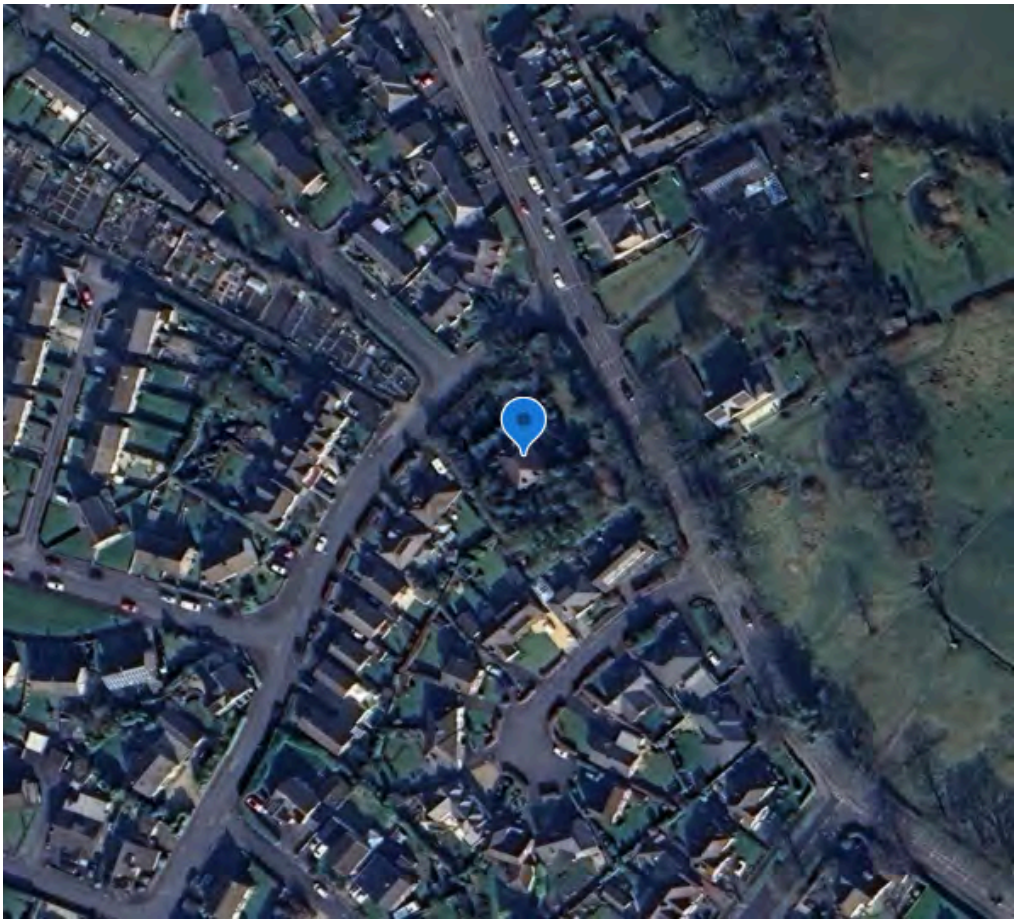
Mr. Alexander Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes

ROAVR | GROUP

Prepared by: Alexander Barnes
Checked by: Peter Haine

Appendix 1 – Site Location



(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Acer pseudoplatanus (Sycamore)	M	577	12(3)	3	6	6	6	Fair	20+	/	Offsite tree no access to stems estimated dbh	/	6.92	B1
T2	Acer pseudoplatanus (Sycamore)	M	203	10(2)	2	2	3	3	Fair	20+	/	/	/	2.44	B1
T3	Acer pseudoplatanus (Sycamore)	M	210	10(2)	2	4	4	4	Fair	20+	/	/	/	2.52	B1
G1	Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Fraxinus excelsior (Ash),Ilex aquifolium (Holly),Ulmus glabra (Wych Elm)	SM	80	9(1)	1	2	2	2	Fair	10+	/	Inaccessible mixed group made up of natural self set regeneration.	/	0.96	C1
T4	Betula pendula (Silver Birch)	M	400	14(3)	3	4	4	4	Fair	20+	/	Offsite tree no access to stem, estimated dbh.	/	4.8	B1
T5	Sorbus aucuparia (Rowan)	M	200	8(3)	3	1	2	1	Fair	20+	/	Offsite tree no access to stem, estimated dbh.	/	2.4	B1
T6	Fagus sylvatica 'Purpurea' (Copper Beech)	M	300	12(2)	2	5	5	5	Fair	20+	/	No access to stem due to dense undergrowth.	/	3.6	B1
T7	Fraxinus excelsior (Ash)	M	255	13(6)	6	3	3	3	Fair	10+	/	/	/	3.06	B1
T8	Chamaecyparis lawsoniana (Lawson Cypress)	M	110	8(3)	3	1	1	1	Poor	10+	/	/	/	1.32	C1
T9	Ilex aquifolium (Holly)	M	100	7(2)	2	1	1	1	Fair	10+	/	/	/	1.2	C1
T10	Fagus sylvatica 'Purpurea' (Copper Beech)	M	360	12(2)	2	6	5	5	Fair	20+	/	/	/	4.32	B1
T11	Pica pungens (Blue spruce)	M	270	12(5)	5	3	3	3	Fair	20+	/	No access to stem due to undergrowth and hedgerow. Estimated dbh.	/	3.24	B1
H1	Ligustrum ovalifolium (Privet)	SM	55	3(0.5)	0.5	0.5	0.5	0.5	Fair	10+	/	/	/	0.66	C1
T12	Ulmus procera (English Elm)	M	300	11(4)	4	4	4	4	Fair	20+	/	/	/	3.6	B1
T13	Fraxinus excelsior (Ash)	M	235	10(2)	2	4	4	4	Fair	20+	/	/	/	2.82	B1
T14	Ulmus procera (English Elm)	M	220	11(4)	4	3	3	3	Fair	20+	/	/	/	2.64	B1
T15	Picea abies (Norway Spruce)	M	300	14(2)	2	4	4	4	Fair	20+	/	/	/	3.6	B1
T16	Chamaecyparis obtusa (Hinoki cypress)	M	310	9(1)	1	3	3	3	Fair	20+	/	/	/	3.72	B1
T17	Picea abies (Norway Spruce)	M	300	14(2)	2	4	4	4	Fair	20+	/	/	/	3.6	B1
T18	Ulmus procera (English Elm)	M	240	11(2)	2	3	3	3	Fair	20+	/	/	/	2.88	B1
T19	Aesculus hippocastanum (Horse Chestnut)	M	500	11(4)	4	5	5	5	Dead	<10	/	/	Remove tree and root.	6	U
G2	Ilex aquifolium (Holly), Fraxinus excelsior (Ash), Crataegus monogyna (Hawthorn),Taxus baccata (Yew)	M	150	8(2)	2	3	3	3	Fair	20+	/	/	/	1.8	C1
W1	Fraxinus excelsior (Ash),Acer pseudoplatanus (Sycamore), Liquidambar styraciflua (Sweet Gum),Ilex aquifolium (Holly),Malus (Apple),Prunus (Prunus species),Prunus spinosa (Blackthorn)	M	350	11(2)	2	4	4	4	Fair	10+	/	Mixed woodland located to the south of the existing dwelling on site. Very limited acces due to a dense ubderstorey of undergrowth and natural self set regeneration.	/	4.2	C1

H2	*Ligustrum ovalifolium (Privet), Prunus laurocerasus (Cherry Laurel)*	*M*	*60*	*3(0.5)*	*0.5*	*0.5*	*0.5*	*0.5*	*Fair*	*20+*	*/*	*/*	*/*	*0.72*	*B1*

Appendix 3 – Arboricultural Plans

Key

T1-B

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

H2-B1
T19-U
T18-B1
T17-B1
T16-B1
T15-B1
T14-B1
T13-B1
T12-B1
G1-C1
T3-B1
T2-B1
T11-B1
H1-C1
T10-B1
T9-C1
T8-C1
T7-B1
T1-B1
T4-B1
T5-B1
T6-B1
98.8m
The Pentre
W1-C1
G2-C1
1
2

ROAVR | GROUP

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

Drawing Title: **Tree Constraints Plan**	Scale/Sheet: 1:200 @ A2	Date: 04/06/2025		
Client: David Owen	Drawing No: 25_5837_05_58	Rev: 1	Drawn By: PH	Chked By: MH
Site/Project: Linden House				

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.

N

1:200
0 8m

Key

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

H2-B1
G2-C1
W1-C1
W1-C1
W1-C1
W1-C1
GT-C1
H1-C1
T19-U
T18-B1
T17-B1
T16-B1
T15-B1
T14-B1
T13-B1
T12-B1
T11-B1
T10-B1
T9-C1
T8-B1
T7-B1
T6-B1
T5-B1
T4-B1
T3-B1
T2-B1
T1-B1
98.8m
The Pentre
Grass Planting
Grasscrete/engineered
Cycle Parking
Pedestrian Road
Existing gateway/at Crossover widened to 5.5m
4000
1:2
4.5%

ROAVR | GROUP ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302	Drawing Title **Tree Assessment Plan**	Scale/Sheet 1:200 @ A2	Date 12/06/2025		
	Client David Owen	Drawing No 25_5837_05_58	Rev 2	Drawn By PH	Chked By MH
	Site/Project Linden House	**General Notes** Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. 			

N
1:200
0 8m