Arboricultural Impact Assessment

in Relation to Proposed Construction of an Agricultural Building at

Greenbanks Farm, Green Lane, Grindleton, Lancashire, BB7 4QJ

Prepared by:

Bowland Tree Consultancy Ltd

December 2025

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ARBORICULTURAL IMPACT ASSESSMENT
GREENBANKS FARM, GREEN LANE, GRINDLETON

PROJECT DETAILS

Project No.:	BTC3399
Site:	Greenbanks Farm, Green Lane, Grindleton, BB7 4QJ
Agent:	John Pallister Chartered Surveyors
Council:	Ribble Valley Borough Council
Survey Date:	04 December 2025
Surveyed by:	Dan Brown FdSc MArborA
Prepared by:	Dan Brown FdSc MArborA
Checked by:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
Date of Issue:	11 December 2025
Version No:	2

ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Greenbanks Farm, Green Lane, Grindleton, Clitheroe, BB7 4QJ
Survey Date:	04 December 2025
Report Date:	11 December 2025
Prepared By:	Dan Brown FdSc MArborA
Report Ref:	BTC3399
Agent for Client:	Jarron Developments Ltd

Introduction and Rationale. Bowland Tree Consultancy Ltd was instructed to carry out an appraisal of trees in relation to the projected impacts of a proposed development at the above site and, in turn, to advise on appropriate mitigation measures for retained trees and compensation measures for removed trees where identified to be necessary.

In this respect, a survey of trees, in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, and the disclaimer at page 5, was carried out on 04 December 2025.

In consideration of the above, a brief overview of the observations, findings and recommendations are set out below, along with comments on any issues raised, whilst a Tree Survey Schedule (TSS) and Tree Constraints Plan (TCP) and Tree Impact Plan (TIP) are also appended.

The TCP shows the existing trees and their associated constraints, the TIP also shows an overlay of the development under consideration along with all trees proposed for removal. In turn, the TCP, the TIP are based on a topographical survey provided by the agent for the client, and for the purposes of this appraisal are assumed to be accurate.

The surveyed vegetation predominantly consists of various deciduous broadleaf tree species including Alder, Holly, Sycamore and Willow (see TSS). The trees range from young to mature in age, and stand at heights of up to 18.5 metres, with maximum diametrical crown spreads of up to approximately 17 metres and stem diameters range up to 650 millimetres.

Tree dimensions and other pertinent information such as structural defects and physiological deficiencies, along with recommendations for remedial management works, are included in the appended TSS.

According to Ribble Valley Borough Council's website, the site is not located within a Conservation Area and none of the surveyed trees were subject to a TPO at the time of the preparation of this report. That said, online information is not always up to date and it is advised the client checks directly with the LPA for the presence of any statutory tree protection at the site before scheduling or undertaking any tree works that are not granted under a full planning approval.

The trees were appraised in accordance with BS5837:2012 Table 1 (appended) and, as detailed in Table A, below, where two groups were allowed a moderate retention value of 'B' (i.e. moderate quality), with the remaining three tree groups and two individual trees were allocated a low retention value of 'C' (i.e. low quality).

	Ret. Cats.	Tree/Group Numbers	Totals
Those of a high quality that should be afforded appropriate consideration in the context of development	**'A'**	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	**'B'**	G3, G4	*2 Groups*
Those of a low quality that should be afforded appropriate consideration in the context of development	**'C'**	T1, T2, G1, G2	*2 Trees* *2 Groups*
Those considered unsuitable for retention	**'U'**	-	-
			= 2 Trees & 5 Groups in Total

Projected Arboricultural Losses Relating to the Proposal. From the information provided to date it is projected that implementation of the development as proposed development will not require the removal of any trees on site.

Retained Trees in Relation to the Development Proposals.
The proposed development is sufficient distance away from the RPAs and canopies of trees on site so the trees will not be impacted negatively (See TAP)

Accordingly, in order to ensure adequate protection of all retained trees, a suitably detailed Arboricultural Method Statement and Tree Protection Plan can be produced, the adherence to which can be conditioned to a planning approval.

Summary and Conclusions. Two individual trees and five groups were surveyed in respect of a proposal for the agricultural building and vehicle access. Two groups were allocated a moderate retention value (i.e. 'B' category), with the remaining three groups and two individual trees being allocated a low retention value (i.e. 'C' category)

It is projected that the implementation of the development as proposed will not require the removal of any trees within the site, with the proposed development a sufficient distance away not to negatively impact the adjacent trees.

In order to ensure adequate protection of all retained trees, a suitably detailed Arboricultural Method Statement and Tree Protection Plan can be produced, the adherence to which can be conditioned to a planning approval.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	Greenbanks Farm, Green Lane, Grindleton, Lancashire, BB7 4QJ
Agent:	John Pallister Chartered Surveyors

Surveyor:	Dan Brown FdSc MArborA
Survey Date:	04 December 2025
Job Reference:	BTC3399

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 Hawthorn	6.5	6x180 (ms)	N 3 E 3 S 3 W 3	N/A 0	M	G	▪ Set on steep banking to west of site area.	▪ N/A	10+	C1	88	5.29
T2	Common Alder	15	380	N 5 E 5 S 5 W 5	2-W 1.5	EM	G	▪ Set on banking west of site area.	▪ N/A	10+	C1	65	4.56
G1	Common Holly	≤ 10	≤ 3x210 1x100 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3.5	N/A ≥ 0	M	G	▪ Group of trees in close proximity to each other forming collective canopy. ▪ On steep banking to west of site area. ▪ One larger tree with smaller self-set trees adjacent.	▪ N/A	10+	C2	≤ 64	≤ 4.53
G2	4no. Common Alder	≤ 15.5	≤ 1x460 1x370 (ts)	N ≤ 1 E ≤ 7 S ≤ 7 W ≤ 4	N/A ≥ 0.5	EM	G	▪ Group of four Alders on banking forming collective canopy.	▪ Ensure protection of tree's Root Protection Area (RPA) through establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	20+	B2	≤ 157	≤ 7.08
G3	Oak, Hawthorn, Holly, Sycamore	≤ 18.5	≤ 650#	N ≤ 7 E ≤ 4.5 S ≤ 10 W ≤ 4	N/A ≥ 4	SM-M	G	▪ Area of trees on third party land to north of site. ▪ Stem measurement subsequently estimated. ▪ Canopies encroach into site with deadwood up to 100mm diameter in canopies.	▪ N/A	20+	B2	≤ 191	≤ 7.8
G4	Oak, Hawthorn, Holly	≤ 14	≤ 250#	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0.5	Y-SM	G	▪ Area of trees on third party land to north of site. ▪ Stem measurement subsequently estimated. ▪ Canopies encroach into site.	▪ N/A	10+	C2	≤ 28	≤ 3
G5	Ash, Hawthorn, Holly, Oak	≤ 14	≤ 250	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0.5	Y-SM	G	▪ Area of trees along the bottom of the banking to the west of site	▪ N/A	10+	C2	≤ 28	≤ 3

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 Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
 # (Estimated Dimensions): 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

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 *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.*			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:

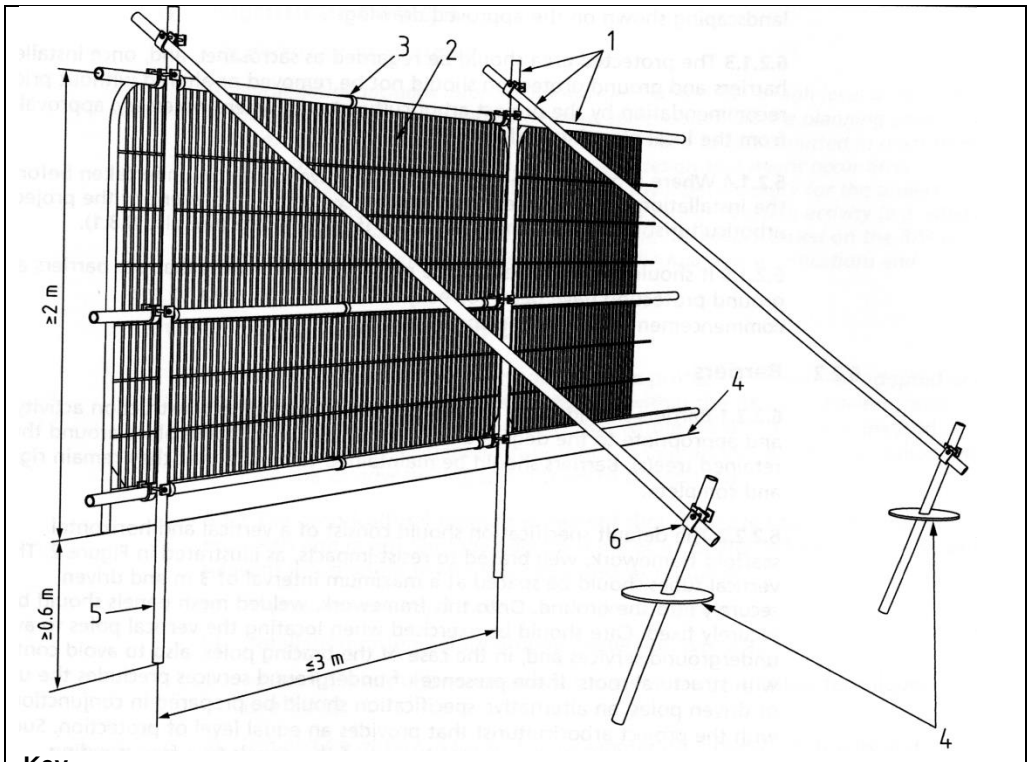
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE 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 45º 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



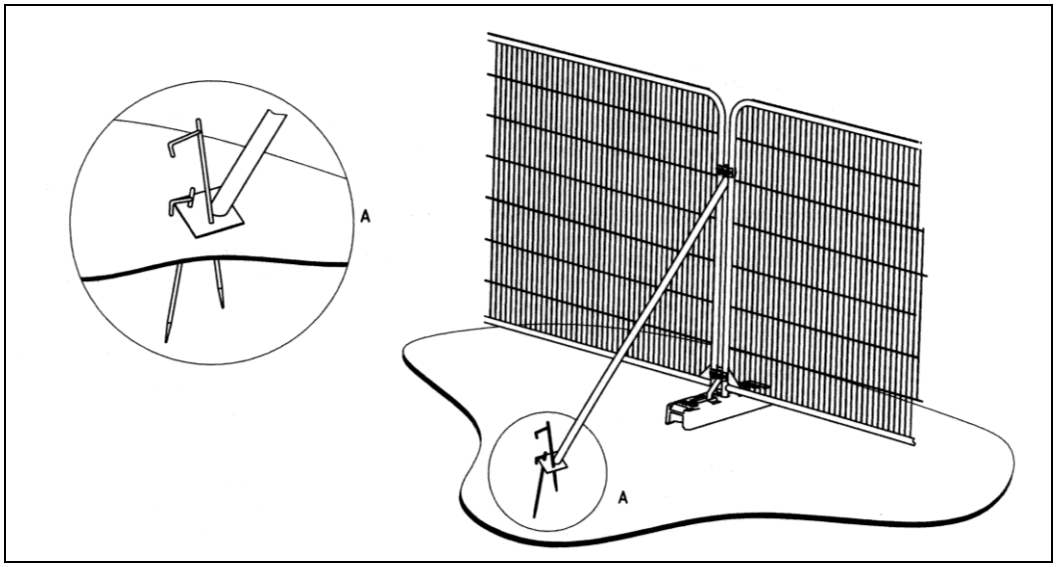
Key

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

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 45º 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.

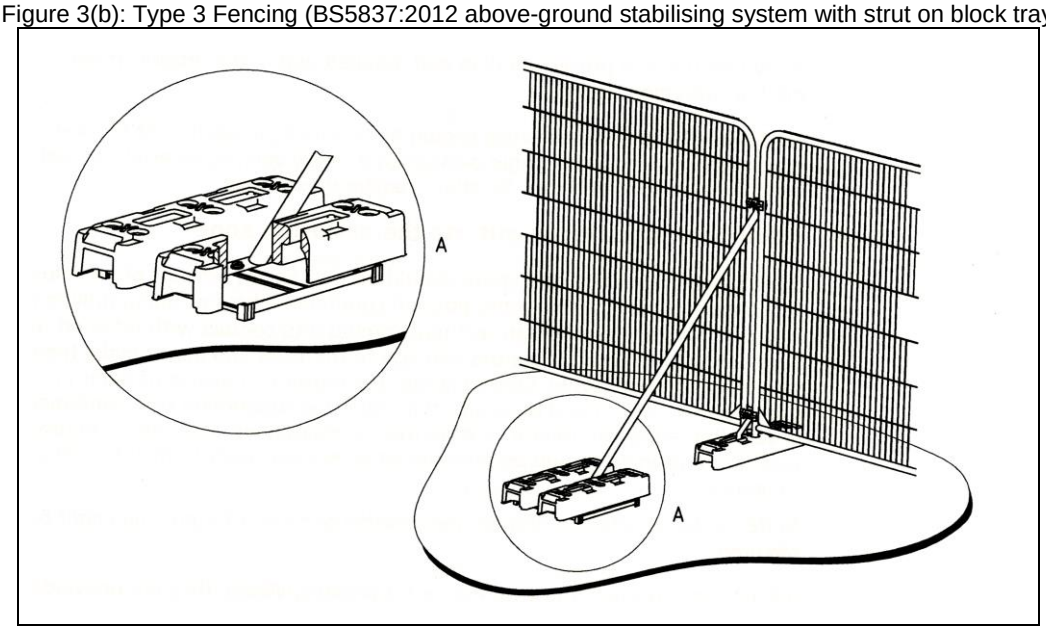
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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 45º 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.

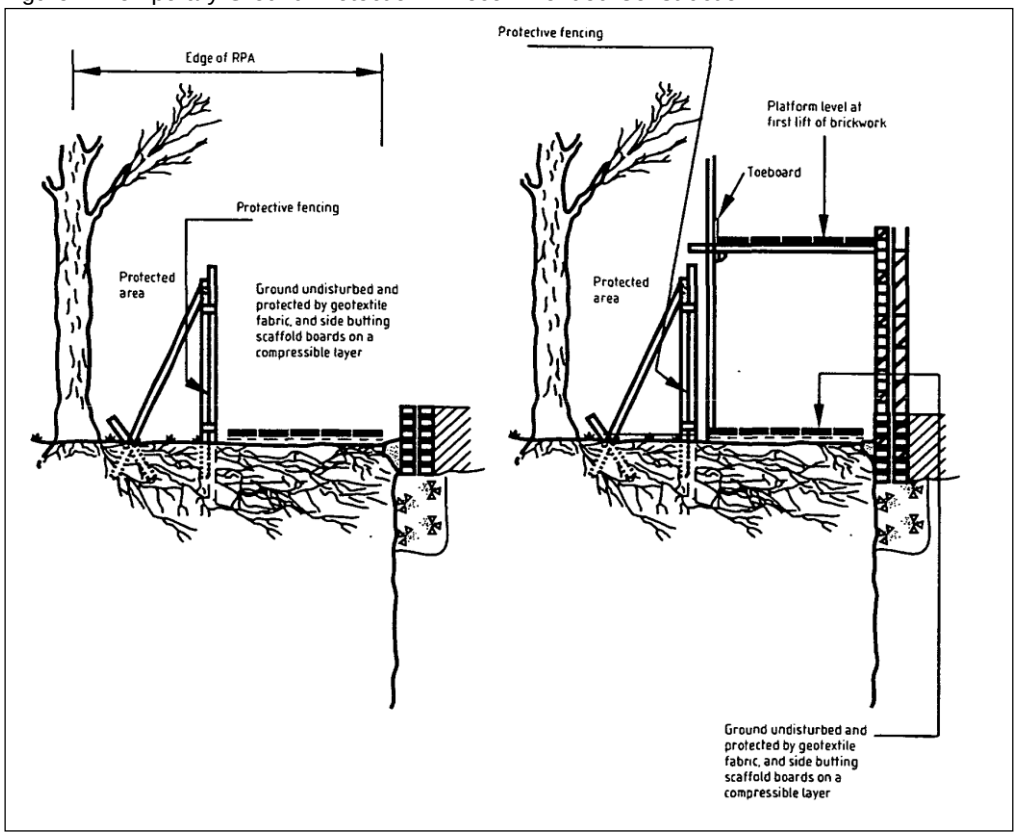
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



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



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
G = Group of Trees

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/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

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

Category 'C' Tree/Group
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/Group
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 of the trees and the locations and extents of the groups of 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/or extents of the trees and the groups 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:
GREENBANKS FARM
GREEN LANE
GRINDLETON
LANCASHIRE
BB7 4QJ

Agent:
JOHN PALLISTER CHARTERED SURVEYORS

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Construction of Agricultural Building

Scale:	1:500@A4
Date:	December 2025
Drawn by:	MM
Checked by:	DB

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Ref: BTC3399-TCP Rev:

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KEY

T = Individual Tree
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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/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

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Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

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Note: The locations of the trees and the locations and extents of the groups of 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/or extents of the trees and the groups cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
GREENBANKS FARM
GREEN LANE
GRINDLETON
LANCASHIRE
BB7 4QJ

Agent:
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TREE IMPACT PLAN
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