

## Arboricultural Impact Assessment

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Carr Hall, Whalley Road, Wilpshire

CHWR-EVE-RP-ARB-01

NOVEMBER 2025

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# Arboricultural Impact Assessment

## Carr Hall, Whalley Road, Wilpshire

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Report No CHWR-EVE-RP-ARB-01

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# Executive Summary

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Evelyn Ecology Ltd was commissioned by Bramley - Pate + Partners Ltd to undertake a BS5837:2012-compliant Tree Survey and Arboricultural Impact Assessment to inform the proposed development at Carr Hall, Whalley Road, Wilpshire. The site comprises part of a commercial/light industrial estate and includes a narrow strip of grassland and trees on the eastern side of the internal access road.

A total of five individual trees were recorded during the survey completed on 10th November 2025. All surveyed trees were assessed as Category C—low-quality trees of limited arboricultural merit, with no Category A, B or U specimens identified. None of the trees on site are protected by Tree Preservation Orders, and the site lies outside a Conservation Area; the adjoining TPO woodland to the south lies outside the development boundary and will not be affected by the proposals.

The impact assessment has determined that all five Category C trees (T1–T5) require removal to accommodate the proposed development footprint. No facilitation pruning is anticipated at this stage. Losses are limited to low-quality trees, and no adverse effects on protected or higher-value trees, woodland or landscape features are expected.

To offset the loss of tree cover, a replacement planting scheme will be prepared by a suitably qualified landscape architect. This will deliver appropriate mitigation and contribute to the site's statutory 10% Biodiversity Net Gain (BNG) requirement. All new planting will follow BS8545:2014 principles to ensure successful establishment.

Construction-phase precautions and tree protection measures have been identified in accordance with BS5837:2012 to ensure that retained off-site trees and the adjacent TPO woodland remain unaffected during development. Providing that the recommendations within this report are adhered to, the proposed development can be implemented without significant or unacceptable arboricultural impact.

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# 1 INTRODUCTION

## 1.1 Background

Evelyn Ecology Ltd was instructed by Bramley - Pate + Partners Ltd to undertake a Tree Survey and impact assessment in line with British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (British Standards Institution, 2012), to inform proposed development at Carr Hall, Whalley Road, Wilpshire, hereafter referred to as “the site”.

## 1.2 Site Location and Landscape Context

The site is located off Whalley Road in Wilpshire within a semi-rural, suburban village setting, forming part of the parish of Wilpshire in the Ribble Valley. The site comprises a substantial commercial / light industrial estate (sometimes referenced as the Carr Hall Estate) that occupies frontage land with good visibility from the main road. It functions primarily for commercial uses (industrial, storage/distribution, offices) rather than residential or purely agricultural.

The development area is situated on the eastern side of the Carr Hall access road, immediately north of the existing industrial yard and hardstanding. The area follows the internal estate road corridor, covering a strip of currently undeveloped grassland and trees.

## 1.3 Scope

The purpose of the report is to:

- Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012), hereafter referred to as ‘BS5837: 2012’.
- Identify trees suitable for retention and for removal due to the proposed development.
- Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- Prescribe arboricultural recommendations for the long-term management of trees on the site.
- If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

## 2 LEGISLATION, PLANNING POLICY

### 2.1 Key Local Planning Policies Relevant to Trees & Arboriculture

The proposals have been assessed with regard to relevant local planning policies of Ribble Valley Borough Council, particularly those contained within the adopted Core Strategy (2014) and Housing and Economic Development DPD (2019), together with current local guidance on trees, biodiversity and application validation requirements.

Key policies include EN2 (Landscape), EN4 (Biodiversity and Geodiversity), DME1 (Protecting Trees and Woodlands), DMG1 (General Considerations), DME2 (Landscape and Townscape Protection) and DME3 (Site and Species Protection). Collectively, these policies require development to safeguard landscape character, retain important trees and woodlands, protect habitats and species, and integrate appropriate landscaping and green infrastructure into site design. Policy DME1 specifically expects the retention of visually or environmentally important trees and woodlands, with BS5837-compliant surveys, protection measures and high-quality replacement planting where loss is unavoidable.

Policy OS1 (Open Space) protects designated open spaces and green infrastructure corridors, requiring robust justification for any loss and provision of appropriate replacement or enhancement. The Council's Validation Checklist (May 2025) confirms that applications affecting trees must be supported by a BS5837 tree survey, constraints plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. Where applicable, statutory Biodiversity Net Gain requirements apply, including submission of habitat baseline data, metric calculations and a clear BNG delivery strategy.

Local guidance on Trees and Development and Protected Trees and Hedges emphasises early identification of TPOs, Conservation Area trees and hedgerows, and the need for appropriate arboricultural input during design and construction. Conservation Area Appraisals for relevant settlements also expect the retention of trees and green spaces that contribute to heritage character.

This AIA has been prepared in accordance with these policies and guidance documents, and the recommendations within this report are intended to ensure that the development accords with the Council's expectations for tree protection, retention and enhancement.

### 2.2 Statutory Tree Protection (TPO & CA)

A review of Ribble Valley website on 19<sup>th</sup> November 2025 has established there are no trees subject to Tree Preservation Orders and the site is not located within a Conservation Area.

However, it should be noted, there is a confirmed woodland TPO (Ref. 7/19/3/216, 2020) covering woodland immediately adjoining / associated with Carr Hall to the south of Whalley Road. All trees within those woodland polygons are protected.

The adjoining TPO woodland lies outside the development boundary and its canopy spread and RPAs do not extend into the working area; therefore, no direct or indirect arboricultural impacts upon the protected woodland are anticipated.

### 3 METHODOLOGY

#### 3.1 Site Survey

The site survey was carried out by Martin Dilworth on 10<sup>th</sup> November 2025. All trees on site were inspected from ground level, using the visual tree assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

**Table 1 BS5837 Cascade Chart (Adapted From British Standards, 2012)**

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

#### 3.2 Constraints

Only trees with a stem diameter greater than 75 mm (measured at 1.5 m above ground level) have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75 mm were present within the study area.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed not to be affected by the proposals and have not been included.

Trees are living organisms, and as such, their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

#### 3.3 Qualifications of The Auther

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the

Arboricultural Association, and holds an FdSc in Arboriculture and the LANTRA Professional Tree Inspection Certificate.

## 4 TREE SURVEY ASSESSMENT

### 4.1 Tree Population

The site survey identified a total of five individual trees on and adjacent to the site. These included five individual trees graded Category C (trees of low value).

**Table 2 Tree Categories Recorded**

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (Trees of High Quality)	0	0	0	0
Category B (Trees of Moderate Quality)	0	0	0	0
Category C (Trees of Low Quality)	5	0	0	0
Category U (Trees of Poor Quality)	0	0	0	0
Totals	5	0	0	0

Tree data can be viewed in Appendix A: Tree Survey Schedule. Tree locations can be viewed in Appendix B: Tree Constraints Plan.

## 5 Impact Assessment

### 5.1 Tree Removals Due to Development

The trees identified for removal are those whose locations conflict directly with the footprint of the proposed development. This includes trees situated within or adjacent to areas designated for construction, as well as those whose condition does not support their safe retention. All recommended removals have been determined following an assessment of their Root Protection Areas and overall suitability in relation to the development layout.

From the information provided to date it is projected that, as detailed in Table 3, construction of the development as proposed will require the removal of five individual trees graded 'C' category.

**Table 3. Tree categories Recorded**

Category	Removals necessary to implement development	Total no. of removals
Category A	-	0 trees
Category B	-	0 trees
Category C	T1, T2, T3, T4, T5	5 trees
Category U	-	0 trees

### 5.2 Mitigation for Tree Loss

As detailed on the Tree Impact Plan, and in Table 3, the proposed development will necessitate the removal of five (5) individual trees. To compensate for this loss, a detailed replacement planting strategy shall be developed by a suitably qualified and experienced landscape architect as part of the overall landscape design scheme. In line with the statutory 10% Biodiversity Net Gain (BNG) requirement, replacement planting shall be designed to deliver a measurable increase in habitat value and long-term canopy cover.

All new tree planting will follow the establishment principles set out in BS8545:2014 Trees: From Nursery to Independence in the Landscape, ensuring appropriate species selection, nursery stock quality, planting methodology and aftercare to secure successful establishment and long-term performance.

### **5.3 Facilitation pruning**

Based on the information currently available, no access facilitation pruning is anticipated. Should any be required, this must be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering the Site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

### **5.4 General Construction Precautionary Measures**

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All proposed landscaping to be 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.

## 6 Discussion and Conclusions

The site contains a small number of low-quality (Category C) trees that do not present a significant arboricultural constraint to development. The proposed scheme requires the removal of all five surveyed trees; however, these are of limited individual or collective value, and their removal will not affect local landscape character or the integrity of adjacent woodland.

No statutory tree protections apply within the development boundary, and no indirect impacts upon the adjoining TPO woodland are anticipated. With appropriate implementation of BS5837:2012-compliant working practices, including exclusion zones, contamination precautions and controlled plant movements, retained off-site trees will be safeguarded throughout construction.

A robust replacement planting scheme will ensure appropriate mitigation and long-term landscape enhancement, supporting the delivery of Biodiversity Net Gain and contributing positively to the green infrastructure of the site.

In summary, the proposed development is compatible with good arboricultural practice, accords with relevant local planning policies—including those relating to tree protection, landscape character and biodiversity—and can proceed without significant arboricultural constraints, provided that all recommended protection measures and mitigation strategies are adhered to.

## 7 References

British Standards Institution (2010) BS 3998:2010, Tree Work Recommendations.

British Standards Institution (2012) BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

British Standards Institution (2014) BS 8545:2014 Trees: From nursery to Independence in the Landscape – Recommendations.

Mattheck, C. and Broeler, H. DETR (1994) The Body Language of Trees: A Handbook for Failure Analysis Research for Amenity Trees No.4. (Department of the Environment, 1994)

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 UK Biodiversity Action Plan, Her Majesty's Stationery Office, 1994

## 8 ARBORICULTURAL METHOD STATEMENT

### 8.1 Timing of Works

The phasing of works must be carried out in accordance with Table .

**Table 4** Timing of Works

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

### 8.2 Site Induction

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

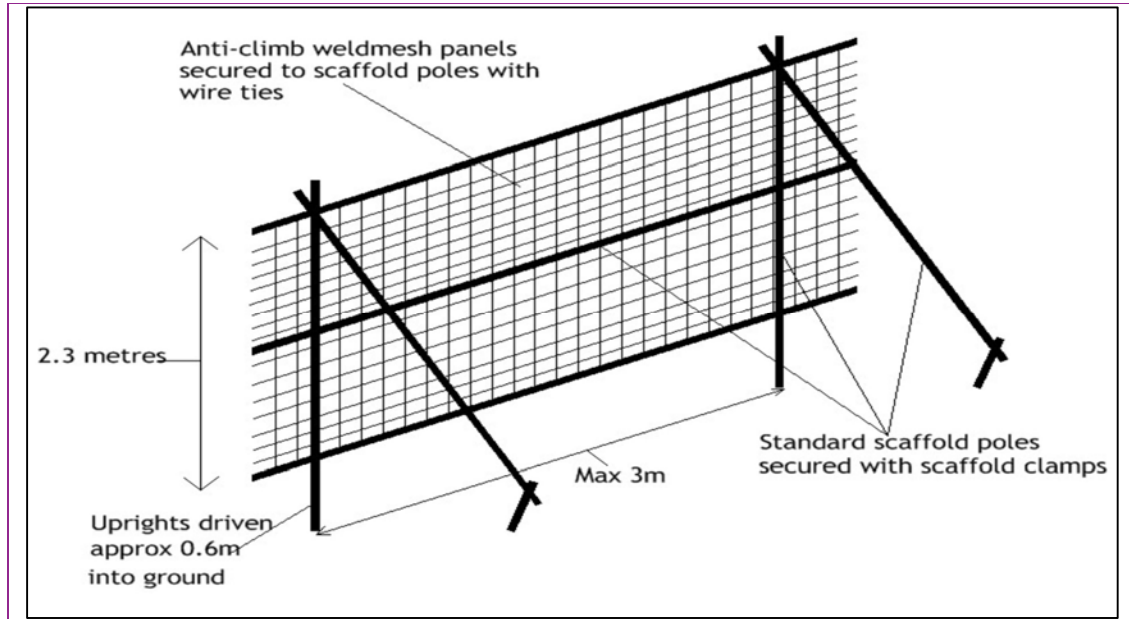
### 8.3 Tree Protection Fencing

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

Tree protection fencing will consist of a vertical scaffold framework, well-braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced-off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



## 8.4 General Precautionary Measures

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

## APPENDIX A – Tree Survey Schedule

A plan showing tree locations can be viewed in **Appendix B: Tree Constraints Plan**.

**Table A.1 Key for Tree Tables**

<b>KEY</b>	
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimeters
Crown Spread	Measured to nearest 0.5 m
Age	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
Category	See cascade chart (Table 1)
#	Estimated value
*T/G#	Denotes trees subject to Tree Preservation Order (TPO)

## Tree Survey Schedule

**Table A.2 Tree Data**

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M <sup>2</sup> )	RPA RADIUS (M)
				N	E	S	W							
T1	Silver birch	6	130	2	2	2	2	2	SM	The tree is well established within maintained grass, with only minor moss colonisation suggesting a moist microenvironment. No significant defects, decay, or root disturbance are apparent.	10	C1	7.56	1.6
T2	Silver birch	5	100	1.5	1.5	1.5	1.5	2	SM	The tree is well established within maintained grass, with only minor moss colonisation suggesting a moist microenvironment. No significant defects, decay, or root disturbance are apparent.	10	C1	4.5	1.2

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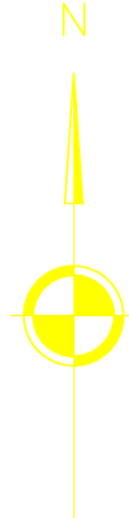
TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M <sup>2</sup> )	RPA RADIUS (M)
				N	E	S	W							
T3	Silver birch	5	80	1	1	1	0.5	2	SM	Semi mature tree exhibiting fair to good vitality and a sound structural form. The tree displays characteristic white exfoliating bark and a balanced, naturally formed crown, typical of its species and age. The basal area is visible and largely sound, with minor surface moss growth indicating slightly moist soil conditions but no evidence of instability or decay.	10	C1	3.24	1
T4	Silver birch	5	75	1	1	1	0.5	2	SM	Upright form with a well-balanced crown and sound structural development. However, visible water pooling around the base indicates inadequate surface drainage, possibly due to a slight depression in the planting pit or compacted soil conditions.	10	C1	3.24	0.9

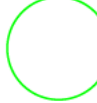
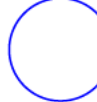



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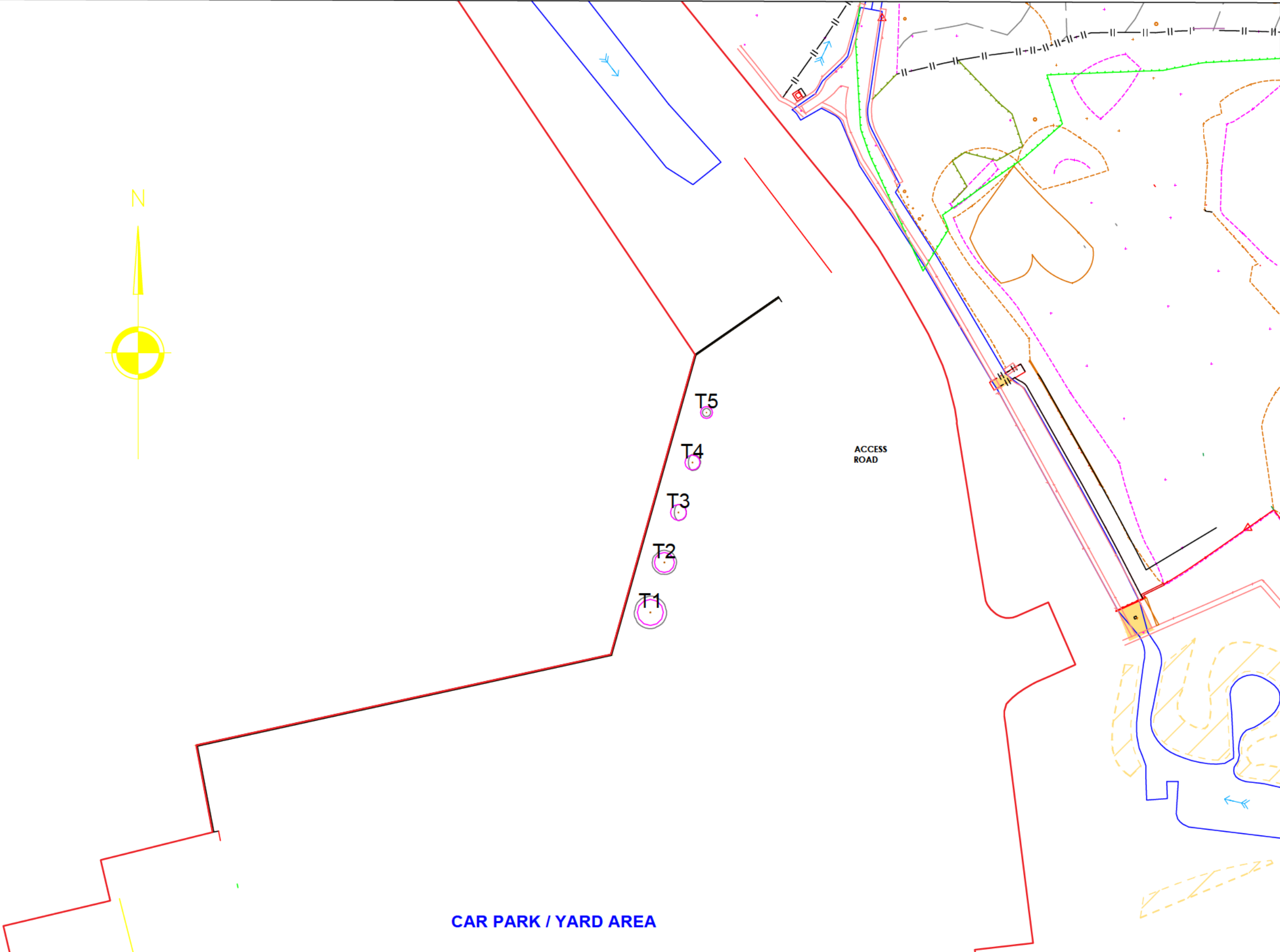
TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M <sup>2</sup> )	RPA RADIUS (M)
				N	E	S	W							
T5	Silver birch	4	60	0.5	0.5	0.5	0.5	2	SM	Tree shows fair physiological condition but exhibits both a pronounced lean and visible waterlogging at the base, suggesting localised rooting and establishment problems. The tree's crown structure remains intact, yet its reduced density and basal moss coverage point to suboptimal rooting conditions and possible oxygen deficiency around the root collar.	10	C1	3	0.7

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## **APPENDIX B – Tree Constraints Plan**



- Tree Categorisations:**
- Those to be Considered for Retention:
-  **Category 'A' Tree/Group/Hedge**  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
  -  **Category 'B' Tree/Group/Hedge**  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
  -  **Category 'C' Tree/Group/Hedge**  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Those Unsuitable for Retention:
-  **Category 'U' Tree/Group/Hedge**  
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
- 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 Appended Temporary Protective Fencing Specification



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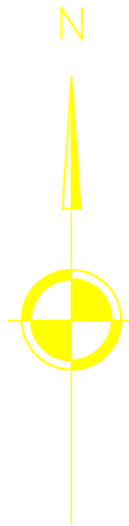
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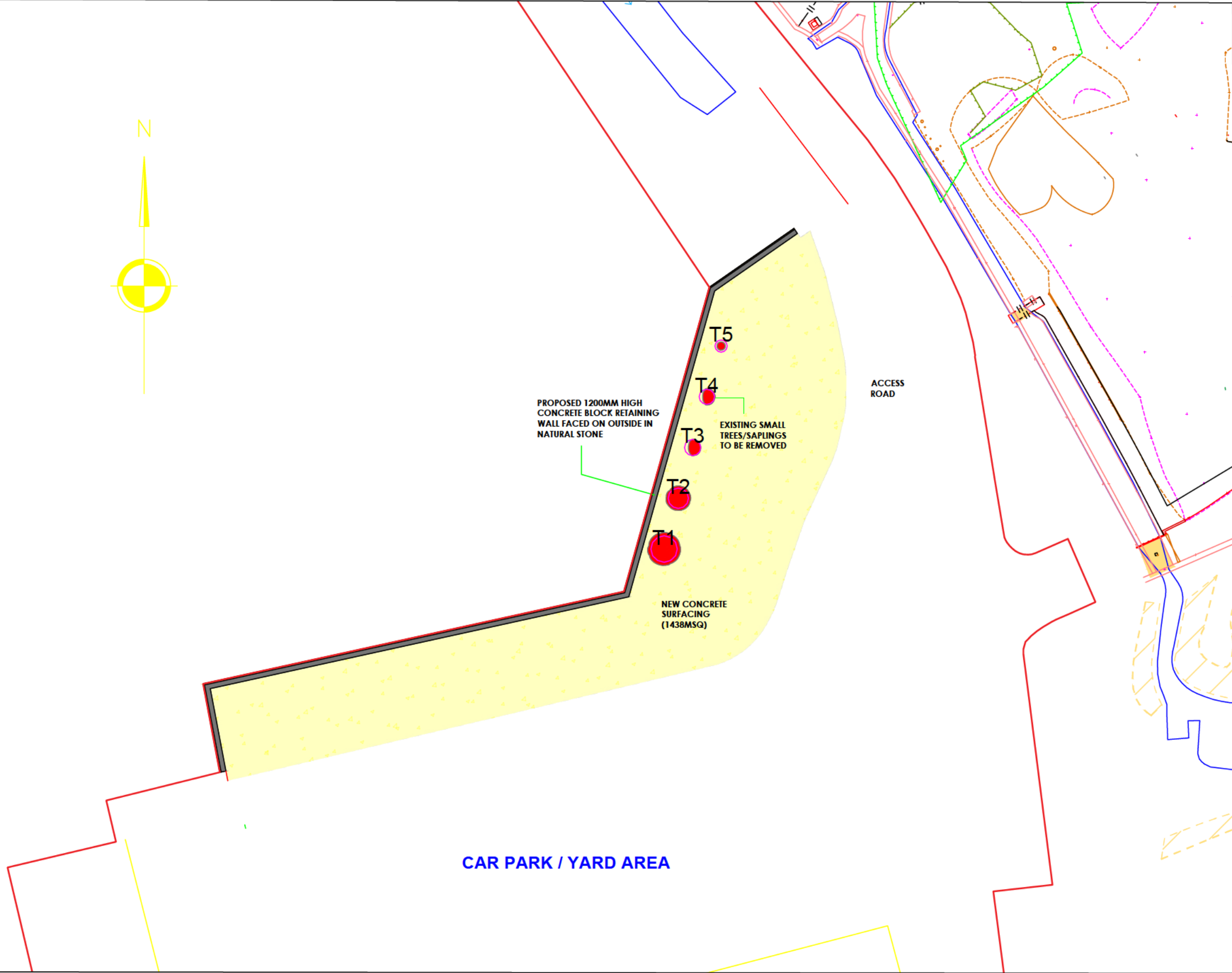
# Tree Constraints Plan

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## **APPENDIX C – Tree Impacts Plan**



- Tree Categorisations:**
- Those to be Considered for Retention:
-  **Category 'A' Tree/Group/Hedge**  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
  -  **Category 'B' Tree/Group/Hedge**  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
  -  **Category 'C' Tree/Group/Hedge**  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Those Unsuitable for Retention:
-  **Category 'U' Tree/Group/Hedge**  
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
- 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 Appended Temporary Protective Fencing Specification
- Tree Removals:**
-  **Tree removals**  
Proposed tree removals in the context of the development proposals



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# Tree Impacts Plan