



# Tree Protection Scheme

in Relation to a Proposed Replacement of Metal Shipping Container  
with Timber Garden Shed as part of Appeal against Refusal of  
Planning Application 3/2024/1045 for Various Alterations to Planning  
Approval 3/2022/0965 at



**Betty Barn, Slaidburn Road,  
Waddington, Lancashire, BB7 3JQ**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

March 2026

**TREE PROTECTION SCHEME  
BETTY BARN, SLAIDBURN ROAD, WADDINGTON**

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**CONTENTS**

1. ARBORICULTURAL METHOD STATEMENT
2. TREE SURVEY SCHEDULE & BS5837: 2012 TABLE 1
3. TEMPORARY GROUND PROTECTION SPECIFICATION
4. TREE PROTECTION PLAN



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**TREE PROTECTION SCHEME  
BETTY BARN, SLAIDBURN ROAD, WADDINGTON**

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**Project Details**

**Project No.:** BTC3492

**Site:** Betty Barn, Slaidburn Road, Waddington, BB7 3JQ

**Agent for Client:** A V Town Planning

**Council:** Ribble Valley Borough Council

**Survey Date:** 14 July 2023

**Surveyed by:** Joseph Lambert BSc(Hons) Fdsc MArborA MICFor

**Prepared by:** Noah Singleton BSc(Hons)

**Checked by:** Joseph Lambert BSc(Hons) Fdsc MArborA MICFor

**Date of Issue:** 23 March 2026

**Version No:** 1

The attached Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been prepared in relation to proposals to replace an existing metal shipping container with a new timber shed. The AMS and TPP are provided as an addendum to the previously submitted tree survey information within the Arboricultural Impact Assessment (ref. BTC2773-AIA), submitted in support of Planning Approval 3/2022/0965. It is understood, from information provided by the agent for the client, that the proposed timber shed is part of a wider planning appeal against refusal of 3/2024/1045.

As part of the original approval (3/2022/0965) an existing hardstanding track was removed in the location of the current shipping container and proposed timber shed, within the RPAs of trees T1 and T2, and subsequently replaced with soft surface. As such, the area under consideration has been duly considered as 'soft surface' within the RPA, owing to the removal of the previous hardstanding. That said, it is deemed less likely for there to be significant rooting within this area, comparative with the wider RPA originally under soft surface as detailed in BTC2773-AIA.

## **DISCLAIMER**

**Survey Limitations:** Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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**Statutory Tree Protection:** It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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**Validity:** The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

## ARBORICULTURAL METHOD STATEMENT

<b>Proposed Development:</b>	Proposed Replacement of Metal Shipping Container with Timber Garden Shed
<b>Site:</b>	Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ
<b>Planning App. No.s:</b>	3/2022/0965 & 3/2024/1045
<b>Pertinent Condition No.:</b>	N/A

<b>Prepared by:</b>	Joseph Lambert Chartered Arboriculturalist
<b>Report Date:</b>	23 March 2026
<b>Job Ref:</b>	BTC3492
<b>Agent for Client:</b>	A V Town Planning

### Scope of Arboricultural Method Statement

- This Arboricultural Method Statement (AMS) relates specifically to the proposed construction works at the above existing site, as detailed on the Tree Protection Plan (TPP) reference BTC3492-TPP.
- The AMS and TPP should be read in conjunction with the appended Temporary Protective Fencing & Ground Protection Specification.
- The purpose of the AMS is to consider the potential effects of the development work operations on the retained trees, and sets out how any identified adverse impacts are, as far as is practicable, to be avoided.
- From commencement of the development, and throughout the site works until completion, the methodology shall be implemented in the sequence and manner detailed in the Sequence of Works.
- As part of the tendering process, the client/client's agent shall provide the site contractor(s) with the AMS, the TPP, and the Temporary Protective Fencing & Ground Protection Specification.
- In turn, the appointed site contractor shall be required to review the documents in detail and shall take the requirements of the AMS into consideration when pricing for the works.
- It shall be the site contractor's responsibility to ensure that the works are carried out in strict accordance with the obligations and responsibilities of the AMS and, in turn, they will be accountable for any breaches of the obligations and responsibilities.
- Directly following the appointment of a building contractor, the specifics of the AMS and TPP shall be reviewed by the contractor and the Project Tree Consultant. In turn, the AMS and TPP shall be updated, by the Tree Consultant, in accordance with any changes in the development design that may have occurred subsequent to this AMS and TPP being issued, or any issues that may have arisen as a result of the review.
- As soon as is practicable the amended documents shall then be issued to the LPA for review – NB: it shall be the client's/client's agent's responsibility to arrange this review with the Project Tree Consultant immediately following the granting of planning permission.

### Site Inspections & Reporting by Project Tree Consultant

- Prior to the commencement of the development, all personnel who might be charged with overseeing development related works shall be provided with the contact details of the Project Tree Consultant.
- In turn, it is the responsibility of the site contractor's manager to report any tree related issues, including deviations from the AMS, directly to the Project Tree Consultant, who will then visit the site and make recommendations to the building contractor/site manager on how best to rectify the situation.
- The site contractor shall be responsible for recording and retaining suitable evidence (i.e. photographs and/or documentation) demonstrating that all site works have been completed in accordance with the tree protection documentation herein, and will forward such evidence to the Project Tree Consultant at pertinent stages for comment.
- Should any issues be noted by the Project Tree Consultant, then a site visit will be arranged to view said matters and provide suitable remediation advice.
- The Project Tree Consultant shall report any tree related issues and/or breaches of the AMS that they consider to be significant in relation to retained tree health and/or structural stability directly to the Tree Officer.
- In the event that the Project Tree Consultant's contract is terminated, then the client/client's representative shall issue a written notice to all relevant parties to this effect, inclusive of the LPA Tree Officer.

### LPA Tree Officer

- The LPA's Tree Officer shall have free access to the site and, should they visit the site and note any tree related issues, they will then report any problems directly to the site manager and, in turn, the Project Tree Consultant, who will then visit the site and make recommendations to the contractor's site manager on how best to rectify the situation.

### Site Personnel

- All personnel engaged in the execution of the development works shall be provided with a copy of the AMS and the TPP.
- In turn, all such personnel shall be instructed in the protection of trees, as set out in this AMS.

### Sequence of Works & Revisions

- The development works shall be carried out in strict accordance with the 'Sequence of Works' detailed in the table overleaf.
- Any proposed deviations from the 'Sequence of Works' shall be reported to the Project Tree Consultant, who will then review and comment on the modifications accordingly.
- Where the amendments are considered acceptable in relation to retained trees, then the Project Tree Consultant shall prepare and issue a revised version of the AMS to the LPA Tree Officer for comment.
- Should the Tree Officer consider the revised AMS to be acceptable, then the Project Tree Consultant shall issue the report to all pertinent persons, inclusive of the building contractor's site manager, the client/client's agent, and the project engineer.

### Acknowledgment of Obligations and Responsibilities of Arboricultural Method Statement

- The site manager shall provide a written acknowledgement, to the client/client's agent, the Project Tree Consultant, and the Tree Officer, that they shall abide by the obligations and responsibilities of the AMS, and that they will be accountable for any breaches of the obligations and responsibilities.

**ARBORICULTURAL METHOD STATEMENT**

<b>Proposed Development:</b>	Proposed Replacement of Metal Shipping Container with Timber Garden Shed
<b>Site:</b>	Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ
<b>Planning App. No.s:</b>	3/2022/0965 & 3/2024/1045
<b>Pertinent Condition No.:</b>	N/A

<b>Prepared by:</b>	Joseph Lambert Chartered Arboriculturalist
<b>Report Date:</b>	23 March 2026
<b>Job Ref:</b>	BTC3492
<b>Agent for Client:</b>	A V Town Planning

**Table of Sequence of Works:**

No.	Operation*	Timing	Responsible Professional	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
1.	Pre-contract site meeting between: <ul style="list-style-type: none"> <li>▪ Site Contractor;</li> <li>▪ Pile Foundation Installer (if different to above);</li> <li>▪ Client</li> </ul>	To be completed prior to any other works, including deliveries of material, plant, etc.	Site Contractor's Manager	None, however, Project Tree Consultant to verbally advise on tree related matters following this site initial meeting, if required.	None - however, specific methods of tree protection shall be discussed in detail, in particular the temporary ground protection locations between the parties present and, if identified as necessary, a schedule of supplementary recommendations shall be agreed between the parties and subsequently prepared and distributed to said parties by the Site Contractor's Manager
2.	Mark up, on site, locations and extents of proposed Temporary Ground Protection measures	Only to commence on completion of Item 1	Site Contractor's Manager	Project Tree Consultant to verbally advise Site Contractor with regard to siting of ground protection if required	No vehicular or plant access within retained trees' RPAs under soft surfaces No storage of site materials within RPAs under soft surfaces.
3.	Install Temporary Ground Protection to protect RPAs of specific retained trees, in locations identified on the TPP. NB: Reasonable adjustments may be made to position and extents of Temporary Ground Protection to facilitate Item 4. depending on access and positioning requirements of equipment to remove metal shipping container	To be installed immediately on completion of Item 2	Site Contractor's Manager	Site contractor's manager to ensure evidence of adequately installed Temporary Ground Protection is documented and retained on file, and supplied to Project Tree Consultant for comment	No vehicular or plant access within retained trees' RPAs under soft surfaces Temporary Ground Protection to be of suitable load bearing capacity for anticipated loading, on advice of product manufacturer, in order to prevent compaction to ground below. Temporary ground protection only required Temporary protective fencing not considered necessary due to low intensity and anticipated short timescale of works
4.	Remove existing shipping container located within RPA of retained tree T2 and proposed location of timber shed	Only to commence on completion of Item 3	Site Contractor's Manager	Project Tree Consultant to verbally advise Site Contractor if required	No vehicular or plant access within retained trees' RPAs under soft surfaces All lifting machinery to be positioned either onto Temporary Ground Protection where under soft surfaces within the RPA of retained trees, or outside of retained tree RPAs. All lifting works to be undertaken under supervision of banksman to ensure adequate clearance is maintained at all times to retained tree canopies. Adjust temporary ground protection immediately following removal of shipping container to facilitate progression to Item 5 (See TPP).

\*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

#Note 2: The General Recommendations in Respect of Works, detailed at page 4, shall also be adhered to by all site operatives during all work operations

°Note 3: Refer to appended Temporary Protective Fencing Specification

continued overleaf

**ARBORICULTURAL METHOD STATEMENT**

<b>Proposed Development:</b>	Proposed Replacement of Metal Shipping Container with Timber Garden Shed
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<b>Pertinent Condition No.:</b>	N/A

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**Table of Sequence of Works (cont.):**

No.	Operation*	Timing	Responsible Professional	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
5.	Install proposed timber shed within RPA of retained tree T2, inclusive of screw pile foundations	Only to commence on completion of Item 4	Screwpile Foundation Installer on advice of Site Contractor's Manager	Screw pile foundation manufacture / installer to advise Site Manager prior to commencement of installation, and Tree Consultant to verbally brief manufacturer/installer if/where required. NB: It shall be the Site Manager's and foundation installer's responsibility to ensure all works are completed in accordance with s7.5 of BS5837: 2012 and provide evidence as such if required to LPA	<p>No vehicular or plant access within retained trees' RPAs under soft surfaces</p> <p>Screw pile foundation within RPAs of retained tree T2 (see TPP) to be constructed in accordance with s7.5 of BS5837: 2012 and manufacturer's method statement and design, a copy of which is to be circulated to Tree Consultant for review and comment prior to commencement of works</p> <p>Installer/designer of screw pile foundation to provide details of construction inclusive of existing and proposed ground levels and method statement to Site Manager and Project Tree Consultant for approval</p> <p>Screw pile locations to be initially excavated by means of hand tools or compressed air soil displacement to ensure no large diameter surface roots are present in screw pile location</p> <p>Screw pile locations to be microsited where practicable if large diameter roots are encountered in anticipated pile location, to ensure protection and retention of tree roots.</p> <p>All machinery to be positioned outside of soft surfaces within RPA or onto Temporary Ground Protection if within RPA under soft surfaces.</p>
6.	Remove all operational materials and any associated Temporary Ground Protection	Only to commence on completion of Item 5	Site Contractor's Manager	Project Tree Consultant to verbally advise Site Contractor if required	<p>No vehicular or plant access within retained trees' RPAs under soft surfaces</p> <p>Works only to commence upon completion of erection of timber shed and all associated works</p> <p>All materials from installation to be removed from site within RPAs of retained trees.</p>

\*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

#Note 2: The General Recommendations in Respect of Works, detailed at page 5, shall also be adhered to by all site operatives during all work operations

°Note 3: Refer to appended Temporary Protective Fencing Specification

## ARBORICULTURAL METHOD STATEMENT

<b>Proposed Development:</b>	Proposed Replacement of Metal Shipping Container with Timber Garden Shed
<b>Site:</b>	Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ
<b>Planning App. No.s:</b>	3/2022/0965 & 3/2024/1045
<b>Pertinent Condition No.:</b>	N/A

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<b>Report Date:</b>	23 March 2026
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### **General Recommendations in Respect of Works:**

- All tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- All tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6.0 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant access within retained trees' RPAs under soft surfaces, as detailed on the TPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed in the Arboricultural Method Statement.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed in the Arboricultural Method Statement.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15m of any tree crown.
- Deliveries by crane should be supervised by the Site Manager, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10m of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Tree Consultant and the Tree Officer.

<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL</b>	
<b>Site:</b>	Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ
<b>Agent:</b>	A V Town Planning

<b>Surveyor:</b>	Phill Harris Chartered Arboriculturist & Joseph Lambert Chartered Arboriculturist
<b>Survey Dates:</b>	12 October 2019 & 14 July 2023
<b>Job Reference:</b>	BTC2773

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
T1	Sycamore	16	650#	N 5 E 5 S 5 W 5	6 5	M	M	<ul style="list-style-type: none"> <li>Located within a hedge on neighbouring land to north and therefore not inspected in detail.</li> <li>Stem bifurcates at a height of approximately 2m with a tight fork.</li> <li>Crown showing signs of a moderate reduction in vitality with small leaves.</li> <li>New bat box attached on north side at approximately 3m height.</li> <li>Hanging dead branch in north side of canopy at approximately 8m height of approximately 60mm diameter.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure protection of tree through adherence to appended Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).</li> </ul>	20+	B1	191	7.8
T2	Sycamore	18.5	850	N 6 E 9 S 8 W 9.5	5 6	M	M	<ul style="list-style-type: none"> <li>Approximately 400mm wide by 200mm tall area of evidently non-progressive basal decay to east of stem.</li> <li>Crown showing signs of a moderate reduction in vitality with small leaves.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure protection of tree through adherence to appended AMS and TPP.</li> </ul>	40+	B1	327	10.2
T3	Common Oak	17.5	680	N 8 E 8 S 3 W 5	8-N 4	EM	G	<ul style="list-style-type: none"> <li>Moderate stem lean and highly biased crown north due to partial suppression by neighbouring tree T7.</li> <li>New bell mouth and shared access driveway and fencing installed within indicated RPA following approval of planning application (3/2019/1036) in May 2020.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	40+	B1	209	8.16
T4	Common Hawthorn	6	200	N 1 E 2 S 2 W 2	N/A 1	M	MD	<ul style="list-style-type: none"> <li>Evidently originally formed part of hedgerow.</li> <li>Dense ivy into crown.</li> <li>Crown showing signs of a significant reduction in vitality with extensive dieback.</li> <li>Stem has evidently failed to south at approximately 3m height into field.</li> <li>Not accessed to inspect in detail during survey review due to new boundary fencing along new access track.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<10	U	18	2.4

**Headings and Abbreviations:**

<b>No.</b>	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
<b>Species:</b>	Common name
<b>Height:</b>	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
<b>Stem Diam.:</b>	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
<b>Branch Spread:</b>	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
<b>Branch &amp; Canopy Clearances:</b>	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.
<b>Life Stage:</b>	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
<b>PC:</b>	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
<b>General Observations and Comments:</b>	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.
<b>Management Recommendations:</b>	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing 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
<b>ERC:</b>	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
<b>Cat. Grade:</b>	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
<b>RPA m<sup>2</sup>:</b>	Root Protection Area in m <sup>2</sup> - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
<b>RPA Radius (m):</b>	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
<b># (Estimated Dimensions):</b>	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

<b>TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL</b>
<b>Site:</b> Betty Barn, Slaidburn Road, Waddington, Lancashire, BB7 3JQ
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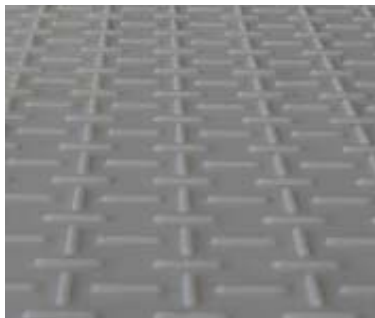
No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
T5	Sycamore	16.5	780	N 5 E 10 S 4 W 10.5	4-W 4	M	P	<ul style="list-style-type: none"> <li>▪ Ownership unclear.</li> <li>▪ Approximately 700mm tall by 200mm wide basal stem cavity to north, extending over 1m into stem and, evidently, below ground level, with extensive and evidently progressive decay.</li> <li>▪ Approximately 350mm diameter target canker to stem base to south opposite to decay cavity.</li> <li>▪ Large target canker around the circumference of approximately 300mm diameter primary branch to west, at a distance of approximately 5m from union to stem.</li> <li>▪ Crown showing signs of a substantial reduction in vitality with small leaves and sparse foliage cover.</li> <li>▪ Not accessed to inspect in detail during survey review due to new boundary fencing along new access track.</li> <li>▪ Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Identify tree's ownership.</li> <li>▪ Recommend tree owner removes tree in accordance with prudent arboricultural management due to poor structural condition (see Comments).</li> </ul>	<10	U	275	9.36

**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (see Note)				
<p><b>Category U</b></p> <p>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</p>	<ul style="list-style-type: none"> <li>▪ 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)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ 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</li> </ul> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
<b>1. Mainly arboricultural qualities</b>		<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	<p>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)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green
<p><b>Category B</b></p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>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</p>	<p>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</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue
<p><b>Category C</b></p> <p>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</p>	<p>Trees not qualifying in higher categories</p>	<p>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</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey
<p>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</p>				

# Heavy Duty Temporary Access Mat

## General Description



### Key Information

- High pressure compression moulded in one piece
- Quality batch control / mat identification
- 23 x 1200 x 2410mm
- Weight: c. 37kg (manhandable)
- Materials: choice of (a) Mix of HD / LDPE regenerated (b) HD / LDPE virgin / natural or green / UV protection
- Two traction surfaces – vehicular and pedestrian
- Connection holes / cut out hand holds

### Vehicular Traction Surface

- Rugged raised surface profile for excellent traction for light to heavy (80 tonnes) vehicles, plant and machinery
- Sand blasted finish for micro-traction
- Low trip hazard
- Chevron pattern for high visibility strips

### Pedestrian/Tire Traction Surface

- Uniform raised surface profile pattern for pedestrian use
- Good traction for vehicular use
- Sand blasted finish for micro-traction
- Low trip hazard (hand cut outs blanked off on pedestrian surface)

### Connection

- 2-way and 4-way bolt in connectors
- 'Quick fit' metal connectors for fast turnaround
- Flexible webbing / anchor plate connectors
- U-pins for stability on sideways ground
- High visibility colour options

[www.ltlutilitysupply.com](http://www.ltlutilitysupply.com)

# Heavy Duty Temporary Access Mat

## Mechanical Testing of HD/LDPE Regenerated Material

Factor	Value
Tensile Strength (MPa)	23 - 26
Flexural Strength (MPa)	25 - 28
Flexular Modulus (MPa)	1936 – 1967
Charpy Notched Impact Strength (kJ/m <sup>2</sup> )	5 - 6
Poisson's Ratio (theoretical)	0.35 – 0.38
Compression testing – maximum value reached before test terminated (tonnes)*	250

\*Refers to the material strength on a firm substrate as tested by the National Physical Laboratory. The weight load distribution performance is subject to ground conditions. Lineman's Testing Laboratories, its agents or employees are not liable for any damage to existing ground or property through the use of this mat. The information provided is for guidance only. In all cases, qualified engineering / geotechnical advise should be sought regarding bearing capacity of the ground where the mat is to be used.

## Generic Properties of HDPE and LDPE

Properties:		Resistance to Chemicals	
<ul style="list-style-type: none"> <li>low density</li> <li>high toughness (LDPE provides flexibility)</li> <li>high elongation</li> <li>very good electrical and dielectric properties</li> <li>very low water absorption</li> <li>low steam permeability</li> <li>high chemical resistance</li> <li>good protection against stress cracking</li> </ul>		<ul style="list-style-type: none"> <li>Dilute Acid ****</li> <li>Dilute Alkalis ****</li> <li>Oils and Greases ** variable</li> <li>Aliphatic Hydrocarbons *</li> <li>Aromatic Hydrocarbons *</li> <li>Halogenated Hydrocarbons *</li> <li>Alcohols ****</li> </ul>	
		Key: * poor ** moderate *** good **** very good	
Factor	HDPE Value	LDPE Value	Unit
Thermal expansion	110 - 130	150 - 200	e-6/K
Thermal conductivity	0.46 - 0.52	0.3 – 0.33	W/m.K
Specific heat	1800 - 2700	1800 - 3400	J/kg.K
Melting temperature	108 - 134	125 - 136	°C
Glass temperature	-110 - -110	-110 - -110	°C
Service temperature	-30 - 85	-30 - 70	°C
Density	940 - 965	910 - 928	kg/m <sup>3</sup>
Resistivity	5e+17 - 1e+21	5e+17 – 1e+21	Ohm.mm <sup>2</sup> /m
Breakdown potential	17.7 - 19.7	17.7 – 39.4	kV/mm
Dielectric loss factor	0.0005 - 0.0008	0.0002 – 0.001	
Friction coefficient	0.25 - 0.3	0.3 – 0.5	
Refraction index	1.52 - 1.53	1.51 – 1.53	
Shrinkage	2 - 4	1.5 - 3	%
Water absorption	0.01 – 0.01	0.005 0 0.015	%

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## TREE ROOT PROTECTION DURING CONSTRUCTION PROJECTS

The Department for Communities and Local Government's guide "Tree Roots in the Built Environment" states that "ground protection should be installed before any materials or machinery is brought onto the site"(Section 9.3.3.2)

It has been shown that "the major contribution to soil compaction from vehicle movements comes from the first passes of vehicles over the ground" (Section 4.2.3)

Thus it is essential that ground protection is specified and installed from day one of construction projects.

Failure to protect the ground from compaction will lead to reduced water and oxygen infiltration to the tree roots, and can ultimately lead to the decline of the tree.

### The use of GROUND-GUARDS for tree root protection

The **Ground-Guards** temporary roadway system is frequently used on construction sites to protect the ground from erosion and damage by construction vehicles. **Ground-Guards** are usually installed as a roadway consisting of a parallel track of 2.4m x 1.2m panels with a 1.2m space in between. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

1. Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy. These should be staked on either side of the trackway using 50 x 50x 500mm timber stakes at 1.5m spacings.
2. A layer of geotextile membrane should be laid to cover at least the area under the tree canopy, and preferably under the whole of the trackway.
3. A pad of Ground Guards, three boards wide should be laid on top of the geotextile membrane, between the timber rails.
4. A 150mm deep layer of wood chippings should be laid.
5. The twin trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy. Extra Ground-Guard boards should be installed in the gap between the twin trackway at this point to retain the wood chips in place.

## Ground-Guards

Tel: 0113 267 6000

Fax: 0113 267 2222

Email: [info@greentek.org.uk](mailto:info@greentek.org.uk)



Ground protection is essential to maintain the health of tree roots on construction sites.



Ground-Guard trackways should have additional cushioning installed where they pass near to trees.



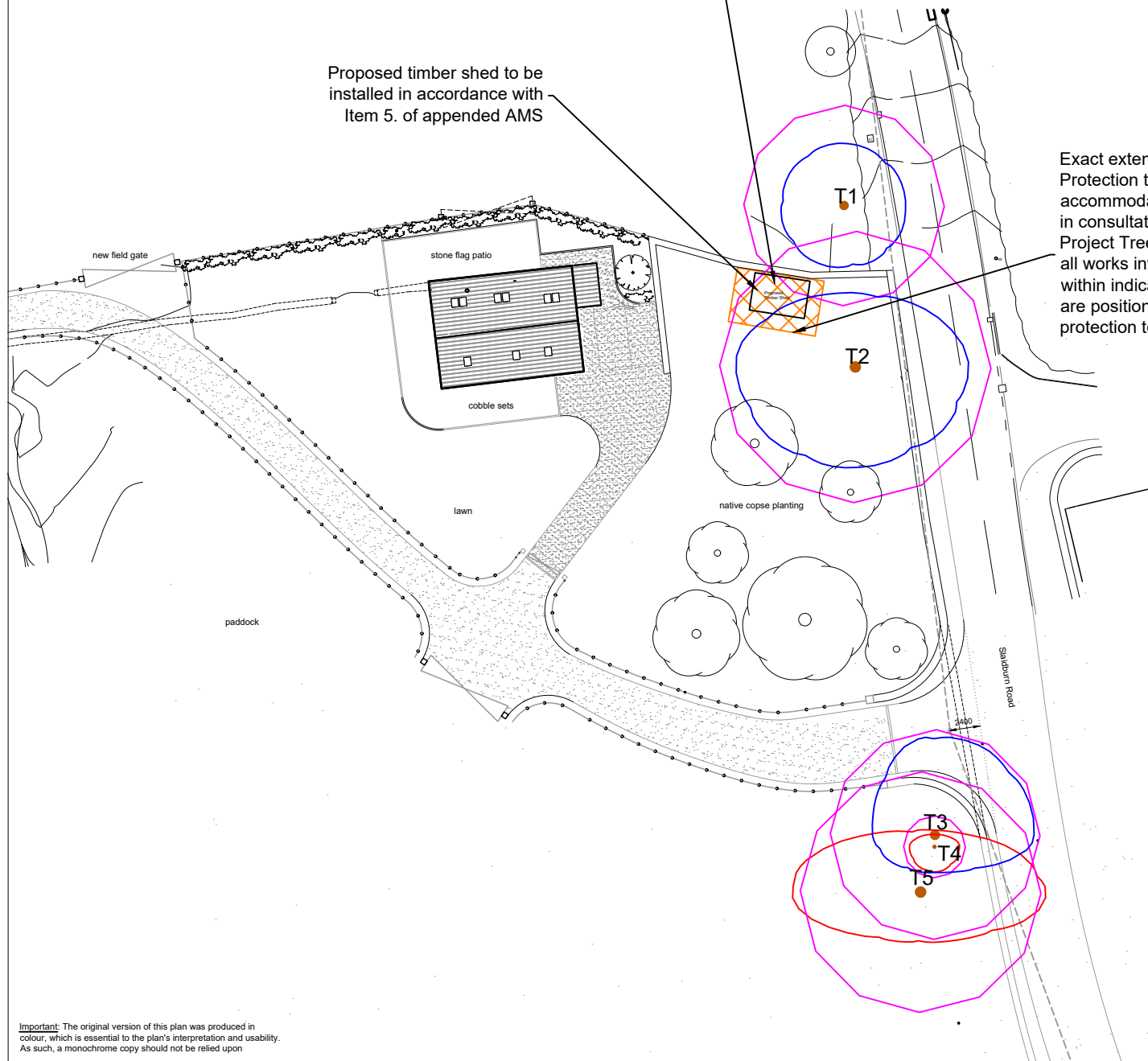
Crown Copyright Acknowledged for quotations from "Tree Roots in the Built Environment"



Removal of existing shipping container within RPA of tree T2 to be completed in accordance with Item 4. of appended AMS

Proposed timber shed to be installed in accordance with Item 5. of appended AMS

Exact extents of Temporary Ground Protection to be adjusted on site to accommodate various stages of works, in consultation with Site Contractor and Project Tree Consultant and to ensure all works involving plant, machinery etc. within indicated RPA under soft surfaces are positioned onto said temporary protection to prevent ground compaction






**KEY**

T = Individual Tree


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

**Tree Categorisations:**


Those to be Considered for Retention:

-  Category 'A' Tree  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  Category 'B' Tree  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  Category 'C' Tree  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

-  Category 'U' Tree  
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

**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 Appended Temporary Protective Fencing Specification

**Tree Protection Measures:**

-  Temporary Ground Protection  
Areas of Ground Around Retained Trees that are to be Protected Throughout Development Works using Temporary Ground Protection (See Appended Specification)

**Project:**  
BETTY BARN  
SLAIDBURN ROAD  
WADDINGTON  
LANCASHIRE  
BB7 3JQ

**Agent for Client:**  
A V TOWN PLANNING

**Title:**  
**TREE PROTECTION PLAN**

In Relation to a Proposed Replacement of Metal Shipping Container with Timber Garden Shed as part of Appeal against Refusal of Planning Application 3/2024/1045 for Various Alterations to Planning Approval 3/2022/0965

Scale: 1:500@A4  
Date: March 2026  
Drawn by: NS  
Checked by: JL



Ref: BTC3492-TPP Rev:

**Important:** The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon