

Arboricultural Impact Assessment

Land associated with Carr Hall, Longsight Road

CHWR-EVE-ARB-RP-01

APRIL 2026

CONTACTS

HENRY GUNNING
Director

e henry.gunning@evelynecology.com

Evelyn Ecology Limited
19 Clarendon Road
Audenshaw
Manchester
M34 5PP

Arboricultural Impact Assessment

Land associated with Carr Hall, Longsight Road

Author Martin Dilworth

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Executive Summary

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 land associated with Carr Hall, Longsight Road, Langho (BB6 8AD). The proposed development area comprises a discrete parcel of land within the holding of limited agricultural utility. It is located adjacent to existing built form and is accessed via an established track. The site includes grassland with boundary trees and lies in proximity to Carr Hall Wood.

The site contains a limited arboricultural resource comprising two individual oak trees (T1 and T2) and one woodland group (W1), all classified as Category B (moderate quality) in accordance with British Standards Institution guidance set out in BS 5837:2012.

Collectively, these features provide moderate value, contributing to local landscape character, boundary screening, and ecological function. The woodland belt (W1) is of particular importance as a cohesive landscape feature offering structural diversity and habitat continuity. T1 and T2 are early mature oaks with typical age-related defects; however, both retain a life expectancy exceeding 20 years and are suitable for retention.

The surveyed trees and woodland are understood to be subject to a woodland Tree Preservation Order associated with Carr Hall Woodlands. Accordingly, the TPO status of the trees and woodland has been taken into account throughout the assessment.

A drainage ditch/watercourse is present along the woodland boundary and has been treated as a relevant physical and hydrological constraint. The assessment does not rely on any reduction of RPAs associated with this feature, and the plotted RPAs have been treated as the relevant construction constraint.

The proposed development has been designed to avoid direct conflict with retained trees. No removals are required, and all trees can be retained without adverse impact, subject to appropriate protection. The proposed building and associated hardstanding are shown outside the plotted RPAs on the Tree Impacts and Protection Plan, drawing TIP-001 Rev A.

No tree removal or facilitation pruning is required to implement the proposed development. Should any pruning subsequently be identified as necessary, no such works shall be undertaken until agreed in writing with the project arboriculturist and, where required, authorised by the LPA due to the TPO status of the trees/woodland.

Standard arboricultural protection measures will be implemented during construction, including exclusion of storage, mixing, and contamination risks from RPAs, and supervision of operations near retained trees. Landscaping within RPAs will comply with BS 5837:2012 guidance to ensure the long-term retention of the tree resource.

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1 INTRODUCTION

1.1 Background

Evelyn Ecology Ltd was instructed by Bramley-Pate & Partners to undertake a Tree Survey and Arboricultural Impact Assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (British Standards Institution, 2012). The purpose of the assessment is to inform proposed agricultural development at land associated with Carr Hall, Longsight Road, Langho (BB6 8AD), hereafter referred to as “the site”.

1.2 Site Location and Landscape Context

The site is located at Carr Hall, Langho, within the Ribble Valley administrative area. The surrounding landscape is rural in character, comprising agricultural land, woodland blocks, and dispersed farmsteads, with some adjacent commercial uses associated with the wider Carr Hall Estate.

The application site forms part of a wider agricultural holding extending to approximately 36.8 hectares, currently used for grazing and forage production. The land supports a mixed livestock operation and is managed for hay and silage production.

The proposed development area comprises a discrete parcel of land within the holding of limited agricultural utility. It is located adjacent to existing built form and is accessed via an established track. The site includes grassland with boundary trees and lies in proximity to Carr Hall Wood, which contributes to the local arboricultural and landscape context.

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.

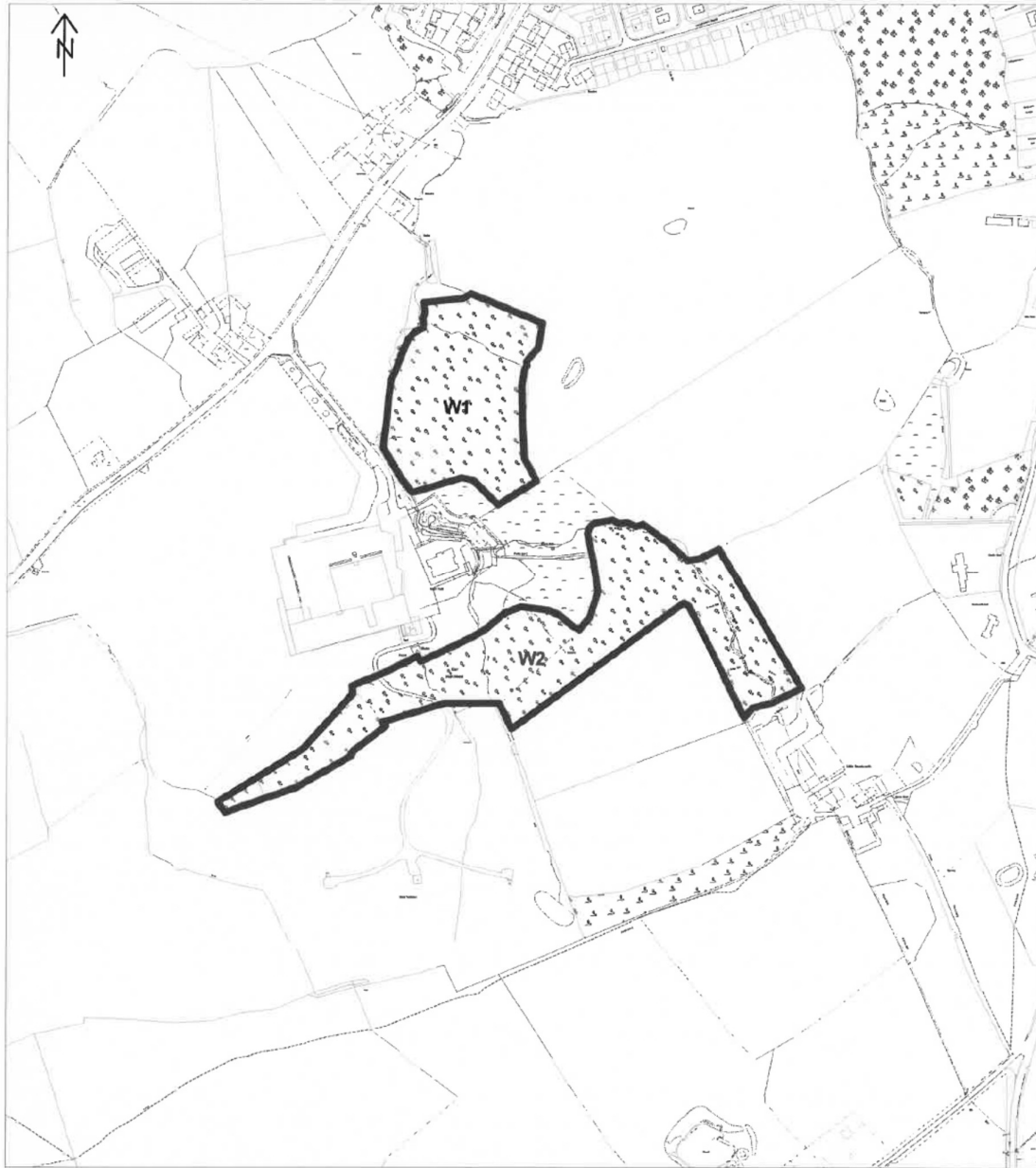
Local guidance on Trees and Development and Protected Trees and Hedges emphasises early identification of TPOs, Conservation Area trees and hedgerows, and the need for appropriate arboricultural input during design and construction. Conservation Area Appraisals for relevant settlements also expect the 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 the Ribble Valley Borough Council website, undertaken on 16th April 2026, confirms the presence of a woodland Tree Preservation Order (TPO Ref. 7/19/3/216, confirmed in 2020). This designation applies to woodland immediately adjoining and associated with Carr Hall, situated to the south of Whalley Road.

Figure 1. Tree Preservation Order (Ref. 7/19/3/216) Plan.



RIBBLE VALLEY BOROUGH COUNCIL TREE PRESERVATION ORDER NO./NOS. 7/19/3/216
TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (TREES) REGULATIONS 2012

LOCATION: OFF WHALLEY ROAD, WILPSHIRE
PARISH: WILPSHIRE

OS SHEET: SD7033

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Scale 1:5000

The TPO plan identifies protected woodland compartments associated with Carr Hall Woodlands. For the purposes of this arboricultural report, the relevant surveyed arboricultural features within or adjacent to the

protected woodland area are identified as T1, T2 and W1. These report references are survey references only and should not be confused with the woodland compartment references used on the TPO plan. All trees within the designated woodland polygons are formally protected under this TPO and must be considered accordingly within the context of the proposed development and associated arboricultural constraints.

3 METHODOLOGY

3.1 Site Survey

The site survey was carried out by Martin Dilworth on 16th April 2026. 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 Author

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

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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 has identified a limited tree resource comprising two individual trees (T1 and T2) and one woodland group (W1) situated on and immediately adjacent to the site boundary. All surveyed arboricultural features have been categorised as Category B (moderate quality) in accordance with British Standards Institution guidance set out in BS 5837:2012 – Trees in relation to design, demolition and construction.

Tree Quality and Value

The surveyed trees and woodland collectively provide a moderate level of arboricultural value, primarily due to their:

- Contribution to local landscape character, particularly along the woodland edge
- Visual screening and enclosure along the site boundary
- Ecological function, especially within the woodland belt (W1), which offers habitat continuity and structural diversity

The two individual oaks (T1 and T2) are both early mature specimens with structural defects typical of their age class, including historic pruning wounds and limb failure. While these defects reduce their overall quality grading, they do not currently justify removal, and the trees retain a useful life expectancy exceeding 20 years.

The woodland (W1) represents a mixed-age broadleaved belt, dominated by oak with silver birch and holly understorey, forming a cohesive and visually prominent feature. Its classification as B2 reflects its collective value as a landscape unit rather than individual specimen quality.

Site Constraints – Influence of Drainage Ditch

A drainage ditch is present along the boundary adjacent to the woodland (W1) and the two individual trees. This feature is a significant arboricultural consideration and is likely to influence rooting patterns. The ditch likely acts as a partial barrier to root extension. Excavation associated with its formation would have historically severed roots and limited further radial development in that direction.

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)	2	0	0	1
Category C (Trees of Low Quality)	0	0	0	0
Category U (Trees of Poor Quality)	0	0	0	0
Totals	2	0	0	1

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

The trees surveyed have been assessed in relation to the proposed development footprint shown on the Tree Impacts Plan, drawing TIP-001 Rev A, and in the context of the tree constraints shown on the Tree Constraints Plan, drawing TCP-001 Rev A. These plans show the relationship between the proposed building, associated hardstanding, existing access road, existing watercourse, T1, T2 and woodland group W1.

No trees have been identified for removal as part of the current proposals. No facilitation pruning is currently anticipated. The proposed building and associated hardstanding are shown outside the plotted Root Protection Areas (RPAs) of retained trees and woodland, and no direct encroachment into RPAs is proposed.

All existing surveyed arboricultural features are therefore considered capable of retention without adverse impact, subject to the implementation of the tree protection measures detailed within this report. The retained trees and woodland will be protected during construction by tree protection fencing, as shown on TIP-001 Rev

A, which will form a Construction Exclusion Zone.

The existing drainage ditch/watercourse along the woodland boundary is noted as a relevant physical and hydrological feature which may influence local rooting patterns. However, the assessment does not rely upon any reduction of RPAs in this area, and the plotted RPAs have been treated as the relevant construction constraint.

Although no direct arboricultural impacts are anticipated, the proximity of works to retained trees and woodland means that secondary construction-phase risks require control. These include soil compaction, accidental vehicle tracking, storage of materials, fuel or cement washout, localised soil erosion, and uncontrolled runoff towards retained trees, woodland or the existing watercourse.

These risks will be mitigated through the installation and maintenance of robust tree protection fencing in accordance with BS 5837:2012 prior to the commencement of construction works. Construction access shall be restricted to the existing road and approved working areas shown on TIP-001 Rev A. No construction traffic, plant parking, material storage, excavation, level changes, fires, cement mixing, washout, refuelling or discharge of contaminants shall occur within the fenced Construction Exclusion Zone or within the RPAs of retained trees.

Subject to the implementation of these measures, the proposed development is not anticipated to result in the loss or deterioration of retained trees or woodland, and the long-term arboricultural value of the Site can be maintained.

5.1 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 arboriculturist.

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.

5.2 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 limited arboricultural resource comprising two individual oak trees (T1 and T2) and one woodland group (W1), all classified as Category B (moderate quality) in accordance with British Standards Institution guidance set out in BS 5837:2012.

Collectively, these features provide moderate value, contributing to local landscape character, boundary screening, and ecological function. The woodland belt (W1) is of particular importance as a cohesive landscape feature offering structural diversity and habitat continuity. T1 and T2 are early mature oaks with typical age-related defects; however, both retain a life expectancy exceeding 20 years and are suitable for retention.

A drainage ditch/watercourse is present along the woodland boundary and has been treated as a relevant physical and hydrological constraint. The assessment does not rely on any reduction of RPAs associated with this feature, and the plotted RPAs have been treated as the relevant construction constraint.

The proposed development has been designed to avoid direct conflict with retained trees. No removals are required, and all trees can be retained without adverse impact, subject to appropriate protection. The proposed building and associated hardstanding are shown outside the plotted RPAs on TIP-001 Rev A, and no direct encroachment into RPAs is proposed.

No facilitation pruning is currently anticipated. Any required works should be agreed with the project arboriculturist and undertaken in accordance with BS 3998:2010 prior to construction.

Standard arboricultural protection measures will be implemented during construction, including exclusion of storage, mixing, and contamination risks from RPAs, and supervision of operations near retained trees.

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 sequence of arboricultural protection and construction works shall be undertaken in accordance with Table 3 below. No enabling works, construction works, machinery access, material storage, ground disturbance or vegetation clearance shall commence until the tree protection fencing has been installed and inspected by the project arboriculturist.

Table 3 Timing of Works

STAGE	WORKS
1	Pre-commencement site meeting between the site manager, contractor and project arboriculturist.
2	Site induction for all contractors, including briefing on retained trees, RPAs, Construction Exclusion Zones and prohibited activities.
3	Installation of temporary tree protection fencing in the locations shown on TIP-001 Rev A
4	Inspection and written/photographic sign-off of tree protection fencing by the project arboriculturist.
5	Construction works to proceed in accordance with this Arboricultural Method Statement and the approved Tree Impacts / Tree Protection Plan.
6	Arboricultural monitoring as required during construction, particularly if works are undertaken close to retained trees, woodland, RPAs or the existing watercourse.
7	Removal of tree protection fencing only once all construction works, landscaping, material storage and plant movements have been completed.
8	Final inspection by the project arboriculturist.

8.2 Site Induction

Prior to works commencing, all contractors and site operatives shall receive a Site induction. The induction shall include specific reference to the arboricultural constraints present at the Site, including retained trees T1 and T2, woodland group W1, their associated Root Protection Areas, the existing watercourse, and the Construction Exclusion Zones formed by the tree protection fencing.

All contractors shall be made aware that retained trees and woodland are to be protected throughout the construction phase. The following activities shall be prohibited within the fenced Construction Exclusion Zones and within the RPAs of retained trees: storage of materials, plant, machinery, fuel or chemicals; vehicle tracking, parking or turning; excavation, trenching or ground level changes; soil stripping, scraping or compaction; cement mixing, washout or discharge of contaminated water; fires or heat-generating activities; installation of services, drainage or utilities unless agreed in advance with the project arboriculturist; and unauthorised pruning, cutting, damage or removal of trees, branches, roots or woodland understorey.

A copy of this Arboricultural Method Statement and the approved Tree Impacts and Protection Plan shall be retained on Site and made available to all contractors for the duration of the works.

8.3 Tree Protection Fencing

Prior to any machinery, plant, materials or contractors entering the working area, temporary tree protection fencing shall be installed in the locations shown on the Tree Impacts and Protection Plan, drawing TIP-001 Rev A. The fencing shall form a Construction Exclusion Zone around retained trees and woodland, preventing access into RPAs and other sensitive areas.

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The fencing shall be installed in accordance with BS 5837:2012 and shall be sufficiently robust to withstand normal construction activity. The fencing shall comprise welded mesh/Heras-type panels securely fixed and braced to resist impact, with stabilising feet positioned outside the Construction Exclusion Zone where practicable. Where there is a higher risk of vehicle or plant movement close to retained trees, additional bracing or a more robust scaffold-supported specification shall be used.

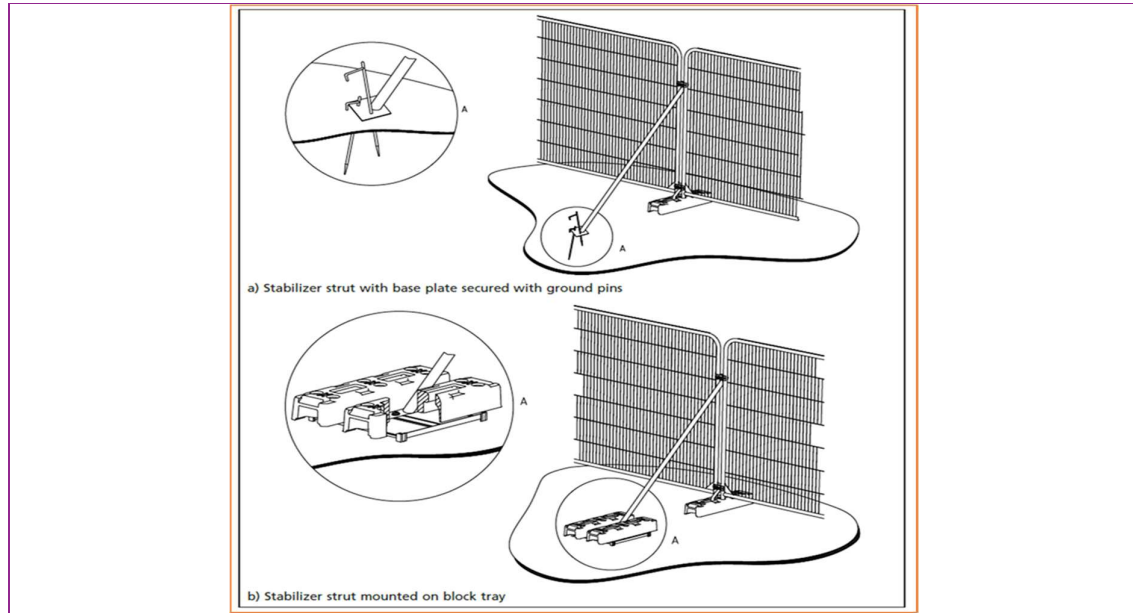
The fencing shall be erected before any enabling or construction works commence and shall be inspected by the project arboriculturist prior to the commencement of construction. No works shall proceed until the fencing has been confirmed as correctly installed.

Laminated waterproof A3 signs shall be fixed securely to the fencing at regular intervals, not exceeding 9 m. The signs shall clearly state: Protected Tree Zone – No access, storage or operations within this fenced area.

The tree protection fencing shall remain in place throughout the construction phase. It shall not be moved, removed, reduced, breached or altered without prior agreement from the project arboriculturist. Where any accidental breach of the fencing occurs, works in the affected area shall cease immediately and the site manager shall notify the project arboriculturist so that appropriate remedial measures can be agreed.

Once construction works, plant movements, material storage and any landscaping operations have been completed, the tree protection fencing may be removed. Removal shall be undertaken carefully to avoid damage to retained trees, woodland, roots, soil structure or the existing watercourse. Final removal should be confirmed by the site manager and, where required, inspected by the project arboriculturist.

Figure 2 Tree Protection Fencing Specification



8.4 General Precautionary Measures

Construction access shall be restricted to the existing road and approved working areas shown on TIP-001 Rev A. No construction traffic, plant parking, material storage or ground disturbance shall occur within the fenced Construction Exclusion Zones or within the RPAs of retained trees.

All storage areas, site compounds, welfare units, fuel storage, cement mixing areas and washout points shall be located outside RPAs and away from the existing watercourse. Measures shall be implemented to prevent runoff, silt, fuel, cementitious material or other contaminants entering RPAs, woodland soils or the watercourse.

No excavation, service installation or drainage works shall be undertaken within RPAs unless agreed in advance with the project arboriculturist. Where roots are unexpectedly encountered during works outside the fenced Construction Exclusion Zones, works shall stop in that area and the project arboriculturist shall be contacted for advice. Any exposed roots shall be protected from drying out, frost and physical damage while advice is sought.

Plant with booms, jibs or counterweights shall be operated with due regard to retained tree crowns. Where machinery is operating close to retained trees or woodland, a banksman shall be used to prevent accidental contact with stems, branches or protective fencing.

No fires shall be lit within 20 m of retained trees, woodland or tree protection fencing. No materials shall be attached to retained trees, and trees shall not be used for anchorage, winching or support.

Subject to the implementation of the above measures, retained trees and woodland can be protected throughout the construction phase.

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

KEY	
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 centimetres
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 1.1)
#	Estimated value
*T/G#	Denotes trees subject to Tree Preservation Order (TPO)

Tree Survey Schedule

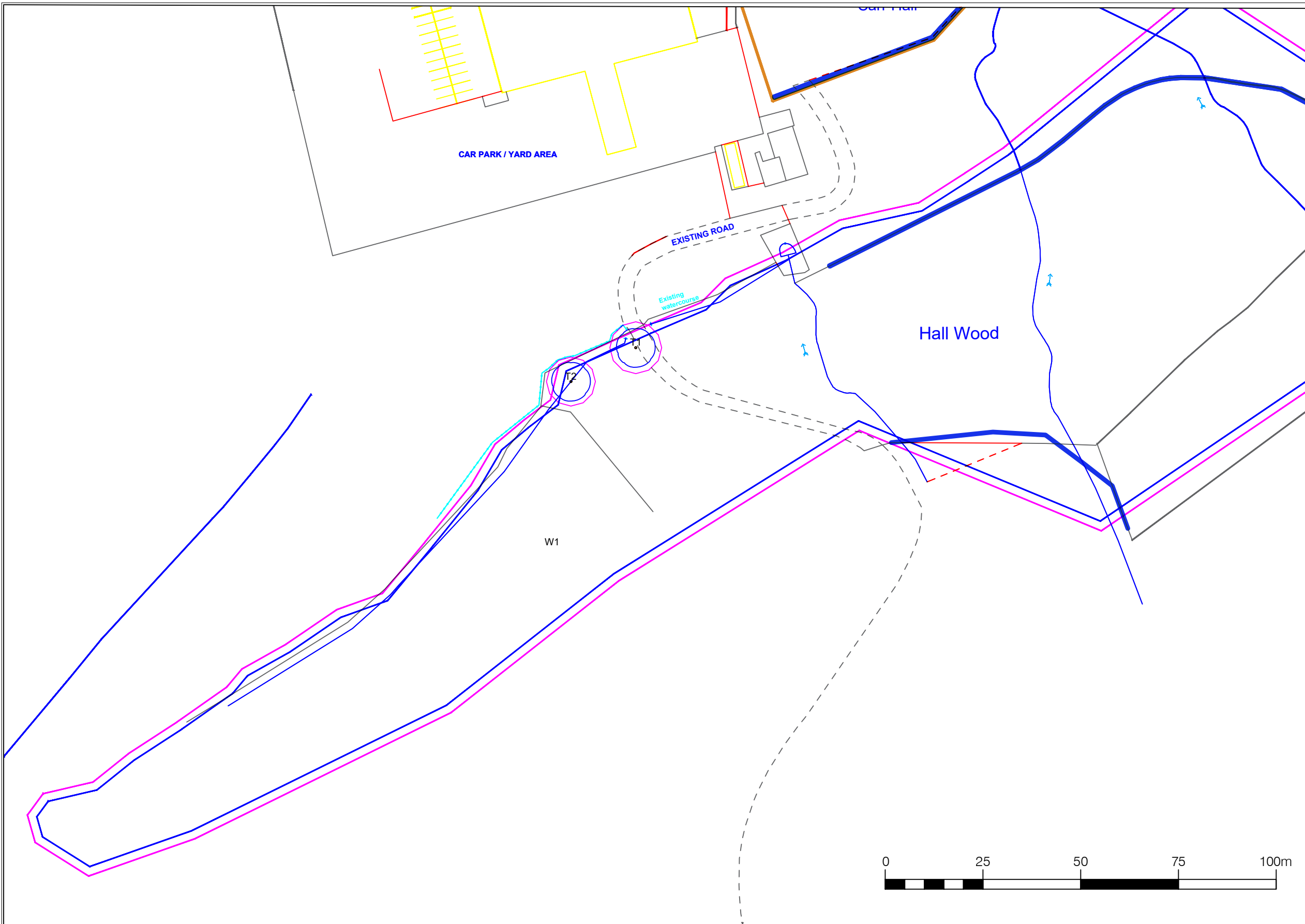
Table A.2 Tree Data






TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Oak	13	540	5	5	5	5	3	EM	Located on a sloped woodland boundary adjacent to a track/entrance and agricultural land. Minor deadwood throughout crown. Old pruning wounds on stem. Small basal cavity affecting the root flare and buttress region.	20+	B1	131.9	6.5
T2	Oak	13	510	5	5	5	5	1	EM	Located on a sloped woodland boundary adjacent to a track/entrance and agricultural land. A significant historic limb failure at approximately 3.5 m leaving a large, exposed wound on a major scaffold limb.	20+	B1	117.7	6.1

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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
W1	Oak, Silver birch, Holly	15	Ave 600	5	5	5	5	2	M	A mixed-age belt of predominantly mature broadleaved trees forming a visually prominent woodland edge along sloping ground. The trees collectively provide substantial landscape and ecological value, contributing to site character, enclosure, and biodiversity, particularly as a continuous canopy feature.	20+	B2	163	7.2

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



Clarendon Road, Audenshaw, Manchester,
M34 5PP

e henry.gunning@evelynecology.com
W evelynecology.com

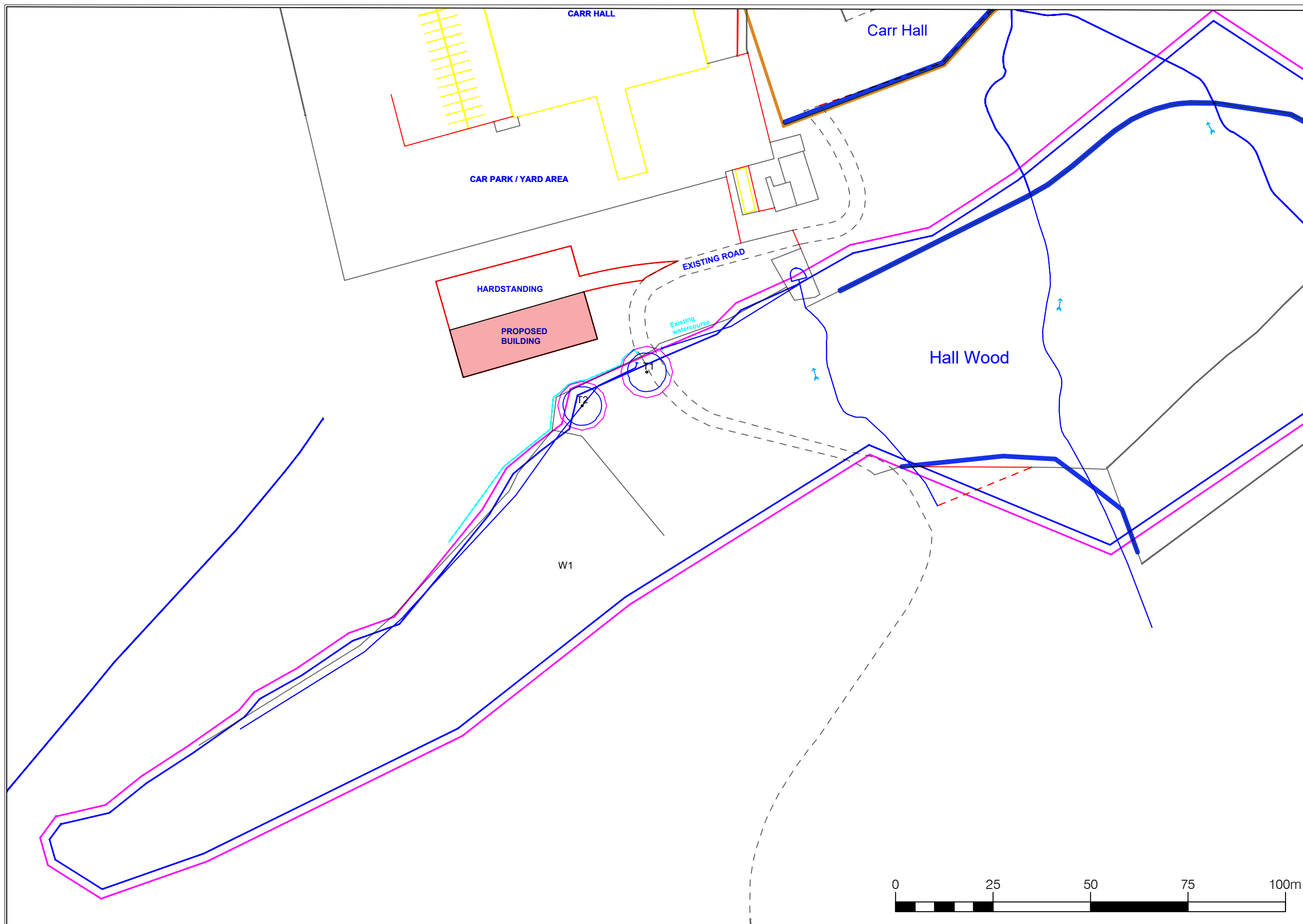
Job Title:
**Land associated with
Carr Hall, Longsight
Road, Langho (BB6 8AD)**






TCP-001	REVA	16.04.2026	MD	MD	1:1000
Drawing No	Issue	Date	Drawn	Checked	Scale

Drawing Title:

Tree Constraints Plan

APPENDIX C – Tree Impacts & Protection 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 Protective Fencing:



Clarendon Road, Audenshaw, Manchester,
M34 5PP

e henry.gunning@evelynecology.com
W evelynecology.com

Job Title:
Land associated with
Carr Hall, Longsight
Road, Langho (BB6 8AD)

TIP-001	REVA	16.04.2026	MD	MD	1:1000
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Drawing Title:

Tree Impacts & Protection Plan