Arboricultural Impact Assessment

in Relation to in Relation to Various Proposed Alterations to Residential Property at

South Lodge, Mitton Road, Whalley, Lancashire, BB7 9JN

Prepared by:

Bowland Tree Consultancy Ltd

March 2026

CONTROL SHEET

Project No.:	BTC3441
Site:	South Lodge, Mitton Road, Whalley, Lancashire, BB7 9JN
Client:	Harrison Tyldesley
Council:	Ribble Valley Borough Council
Survey Date:	07 January 2026
Surveyor:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
Report Prepared by:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
Report Checked by:	Noah Singleton BSc (Hons)
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6 Cross Street
Preston
Lancashire
PR1 3LT

T: 01772 437150

14 Castlegate
Penrith
Cumbria
CA11 7HZ

T: 01768 744450

E: info@bowlandtreeconsultancy.co.uk

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.

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APPENDICES

PLANS

1.0 INTRODUCTION

Terms of Reference

1.1 Bowland Tree Consultancy Ltd were instructed to:

a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan,
c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
e) Advise on removal, retention and management options for the trees in the current context, and in the context of the proposed development;
f) Produce an Arboricultural Impact Assessment report in regard to the above.

Scope and Purpose of Report

1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Ribble Valley Borough Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.

1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

1.4 Further to the instruction it is confirmed that a tree survey was carried out, in accordance with the preceding disclaimer, on 07 January 2026 with all tree data collected on site subsequently set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.

1.5 The survey identified 11 individual trees (prefixed ‘T’), three groups of trees (prefixed ‘G’), and two hedges (prefixed ‘H’), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), as appended.

1.6 The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP is based on the development proposal plan supplied. In this regard, plans were provided in electronic format by the client’s agent, Peter Hitchen Architects, and, for the purpose of this report, we presume the provided plans’ details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks’ notice

of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

2.2 According to Ribble Valley Borough's website, checked on 22 January 2025, the site does not stand within a CA. That said, it is understood from information provided by the client, a TPO was placed on the site by the LPA in response to tree removal works at the site. As such, other than for limited exceptions, permission must be granted by Ribble Valley Borough Council prior to scheduling or undertaking tree works that are not authorised by a full planning permission granted under the Town and Country Planning Act 1990.

2.3 In this respect, it is noted that an application for removal of surveyed trees T1, T4, T7, T8, T9, T10 and group G2, along with pruning works to trees T2, T3, T5 and T6 have been approved under planning approval 3/2026/0079, and it is understood that these works will be undertaken prior to commencement of any development works at the site. Finally, attention is drawn to any specific conditions relating to that approval, such as replacement tree planting.

Protected Species

2.4 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

2.5 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.

2.6 In turn, any subsequent works carried out in relation to any protected species must be undertaken under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

2.7 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.

2.8 A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

3.1 The site is located just off Chestnut Drive, 1km northwest of Whalley town centre and is a vacant residential property, formerly part of the Calderstones Hospital estate, surrounded by a private garden area (See TCP).

3.2 There is currently a vehicular access point to the site off Chestnut Drive to the northwest of the property, and a pedestrian access point to the site's north, again, off Chestnut Drive (see TCP).

3.3 The site is bordered to the north by Chestnut Drive, to the east by Mitton Road, and to the south and west by residential roads and properties associated with The Crescent Road. The northwest of the site is bordered by the wider Merseycare Trust NHS site.

4.0 THE TREE POPULATION

4.1 As noted previously, a total of 11 individual trees, three groups of trees, and two hedges were surveyed for the purpose of this appraisal. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One. As noted in paragraph 2.3, various trees have now been approved for removal under a separate TPO application 3/2026/0079, and are understood to be removed prior to implementation of any works associated with a subsequent planning approval to which this AIA report pertains. As such, trees approved for removal are subsequently not included within Table A below, or considered any further herein.

4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.

4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	**'A'**	T2	*1 Tree*
	'B'	T3, T5, T6	*3 Trees*
Those of a low quality that should not be considered a significant constraint to development	**'C'**	T11* G1, G3* H1, H2	*1 Tree* *2 Groups* *2 Hedges*
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	**'U'**	-	-
			5 Trees, 3 Groups & 2 Hedges in total

*Denotes vegetation located on or partially on areas of land outside the evident site boundaries, and subsequently are under, or potentially under, third party ownership

4.4 As detailed in Table A, discounting trees approved for removal (see paragraph 2.3), one tree was categorised as high quality (i.e. 'A' category), three trees were categorised as moderate quality (i.e.

'B' category), and one tree, two groups, and two hedges were categorised as low quality (i.e. 'C' category).

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

5.1 As indicated on the proposed site plan and the appended TIP, the proposal is for various alterations to a residential property, including building extensions, a new garage and alterations to the access and parking arrangements (see TIP).

5.2 Vehicular and pedestrian access is proposed to the north of the site in the area of the existing site access.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	**'A'**	-	-	**-**
Those of a moderate quality that should be afforded appropriate consideration in context of development	**'B'**	-	-	**-**
Those of a low quality that should be afforded appropriate consideration in context of development	**'C'**	T11 G3 (part)	-	***1 Tree*** ***1 (part) Group***
Those that should be removed for sound management reasons regardless of plans	**'U'**	-	-	**-**
Totals		***1 Tree*** ***1 (part) Group***	**-**	***1 Tree & 1 (part) Group in Total***

5.3 From the information provided to date it is projected that, as detailed in Table B, above, construction of the development as proposed is projected to require the removal of one tree and part of one group of trees, both of low quality.

5.4 In regards to the above removals it should be noted that tree 'T11' is indicated to stand under third party ownership. As such, it will be necessary for the client to contact the applicable tree owner to obtain permission to remove said tree prior to scheduling or undertaking any tree works. Whilst the encroachment of the proposed building into the RPA is within an area of existing hardstanding (See TCP and TIP), due to the proximity of this tree to the proposals, the tree species (and potential for significant future growth) it is not considered suitable for long term retention in the context of the proposals.

5.5 Furthermore, group G3 stands in an area with no clear definitive boundary with the wider NHS Merseycare site. Two trees closest to the site (with stems marked on the plan) are indicated to be within the proposal boundaries, however, the wider group evidently extends further to the northwest.

5.6 As such, it will be necessary for the client to establish the exact site boundary, and subsequent tree ownership, in this location and obtain any relevant third party permission (if required) prior to scheduling or undertaking any tree works in this area.

5.7 Finally, various elements of the proposals encroach within indicated generic RPAs of various retained trees and, as such, various special working and construction methods are proposed to minimise the potential negative impacts of proposed works.

Compensation for Projected Arboricultural Losses

5.8 Although tree removals are required in order to develop the site as proposed, the TIP indicates the proposed layout includes space for new tree planting.

5.9 Accordingly, the provision of suitable compensatory tree planting, can be assured through the imposition of a suitably worded condition attached to a planning approval. Furthermore, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.

Retained Trees in Relation to the Development Proposals

5.10 From the plans provided it was also identified that various elements of the proposals encroach within a number of trees that are proposed for retention, with resultant associated potential to impact upon the roots and/or canopies of some of the applicable retained trees.

5.11 The proposed parking areas will require new surfacing to be laid, and it is proposed that this be achieved via a 'no dig' permeable solution negating the need to excavate within the RPAs under soft surfaces and replacing any existing sealed hardstanding with a permeable system, the details of which are set out in Table C.

5.12 Furthermore, retained trees are located in close proximity to the dwelling, and associated works, and as such it is recommended that the construction operations be carefully planned in terms of timing and delivery to ensure adequate site space is available for on site works and delivery and storage of materials, without impacting upon the retained trees (see Table C).

Special Design, Construction & Protection Considerations in Relation to Retained Trees

5.13 The appraisal identified that there are a number of site development works proposed in close proximity to and within the RPAs and canopies of various retained trees, as detailed on the TIP. Nonetheless, it should be noted that certain works in close proximity to retained trees are permissible under current industry guidance (i.e. BS5837:2012), providing that they are planned and implemented whilst affording a suitable level of protection to the trees in question, such as through the use of appropriate working methods and procedures.

5.14 As such, it will subsequently be necessary to ensure that the identified trees are suitably protected in strict accordance with BS5837:2012 through the use of special working procedures, construction methods, and protection measures, the aspects of which are given in Table C, below. In turn, as also detailed in Table C, it will be necessary for the responsible applicable professional(s) to provide further detailed information regarding the proposed works and the special measures to be utilised, the provision of which can be assured through the imposition of a suitably worded condition attached to a planning approval.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Installation of pathways, patio and parking areas	T2, T3, T6, G3	▪ Proposed pathway, patio and parking areas within tree and group RPAs to be constructed using a 'no dig' 3-dimensional cellular confinement system on existing ground levels in order to avoid ground excavation and/or compaction and subsequent root loss and damage	7.4	Contractor responsible for surfacing to provide the following: 1. Details of proposed finished levels in comparison to existing levels; and 2. Method statements for installation of 'no dig' cellular confinement system. 3. Details of porous surface finish to be laid

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Construction works in close proximity to retained trees	Various	▪ Site contractors to detail site set out and working methodology/timings to ensure adequate clearance is maintained and protection of retained trees is assured	7 & 8	Site contractor to provide Construction Management Plan
Implementation of new landscaping, inclusive of tree and shrub planting, within retained trees' RPAs and canopies and any new boundary fencing	Where applicable – to be determined	▪ Any landscaping to be carried out within and close to retained trees' RPAs should be undertaken in strict accordance with guidance detailed in section 8 of BS5837:2012 ▪ Fencing to be installed in accordance with BS5837:2012, inclusive of hand digging of post holes, lining of post holes to prevent leaching of concrete and micrositing fence posts to allow retention of significant roots	7 & 8	Landscape Contractor to provide detailed method statement with regard to their work processes and procedures in relation to tree protection

*All documentation and information supplied by the stated professional(s) should afford a suitable level of protection for the tree(s) under consideration in accordance with BS5837:2012

5.15 Further to the above, all works involving plant and machinery with moving booms, jibs or counterweights in close proximity to retained trees should be undertaken under supervision of a banksman to ensure adequate canopy clearances are maintained throughout.

5.16 Consequently, in order to ensure adequate protection of the retained trees throughout the development, specific details regarding the timing, procedures, working methods and protective measures to be used in relation to the proposed construction works within and in close proximity to Root Protection Areas (RPAs – see paragraph 6.1), as detailed in Table C, should be included on a Tree Protection Plan (TPP) and in an Arboricultural Method Statement (AMS), as discussed at paragraph 6.6, and based on information provided from the applicable specialist(s) detailed at Table C, above.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.

6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TIP.

6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of retained trees. Furthermore, the existing property is served by these utilities and, as such, it is envisaged that these existing utility connections can be utilised. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

6.7 A Method Statement is, as it suggests, a statement of a methodology that will be implemented at a particular point, following a set process, involving pre-agreed procedures and to be adhered to by relevant persons, irrespective of what the issue is. In turn, for this to occur, the author of the Method Statement must be in full receipt of the facts of a particular situation to prepare a Statement that will both stand up to scrutiny and be fit for purpose.

6.8 In light of the above, and as detailed in Table B1 of BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, a detailed AMS should not be prepared at the pre-approval stage as various elements of the design can be subject to substantial changes during the planning deliberation process and details in relation to constructions methods and further detailed design elements are often not available at the pre-approval design stage. Furthermore, appointed contractors will likely need to be consulted during this stage, and such contractors will not be appointed or available to input into tree protection documents at a pre-approval stage.

6.9 As such Table D, below, sets out the proposed development's identified AMS Heads of Terms', which should be addressed within a detailed site and development specific AMS and associated TPP, the production of which and adherence to should be detailed by the LPA in a suitably worded pre-commencement planning condition in order to help ensure successful tree retention, both during the construction process and post-completion.

Table D: Arboricultural Method Statement (AMS) Heads of Terms:

Item no.	Development Details to be Considered in AMS
1	Schedule of arboricultural site monitoring prepared (by project arboriculturist)
2	Pre-commencement site meeting held
3	Tree and partial tree group pruning and/or removal works undertaken
4	Tree protection barriers/ground protection erected, approved, and signed off
5	Main construction phase commenced and completed
5	Tree protection barriers amended to allow hard landscaping phase
6	Hard landscaping undertaken (inclusive of installation of 3D cellular confinement system where required)
7	Tree protection barriers removed, following on from approval of site conditions
8	Final landscaping, inclusive of any new tree/shrub/hedge planting, undertaken

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the consultant.

New Tree Planting

7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

7.6 Any landscaping 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. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

8.1 Eleven individual trees, three groups of trees, and two hedge were surveyed in respect of a proposed development at the above site.

8.2 Subsequent to the site survey, several trees were approved for removal under a separate TPO application and, as such, it is understood that these trees will be removed prior to implementation of any works associated with a subsequent planning approval to which this report pertains. Consequently, said trees are not considered any further herein this AIA report.

8.3 One tree was categorised as high quality, three trees were categorised as moderate quality, one tree, two groups and two hedges were categorised as low quality.

8.4 An appraisal of the proposal documentation provided to date identified that construction of the development as proposed will require the removal of one tree and part of one group of trees, both of low quality. The aforementioned trees are either located on, or partially located on, third party land and, as such, permission and/or clarification of ownership boundary will be required prior to undertaking any works to these trees.

8.5 Although vegetation removal is required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for new compensatory tree planting, the provision of which can be assured through a suitably worded planning condition.

8.6 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.

8.7 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.

8.8 In this respect, various items of the proposed construction works are proposed in close proximity to retained trees. As such, various epical working methods have been proposed in order to minimise the potential impacts of these works on retained trees.

8.9 Accordingly, in order to ensure adequate protection of retained trees a suitably detailed Arboricultural Method Statement and Tree Protection Plan can be produced, the adherence to which can be conditioned to a planning approval. In this regard applicable AMS Heads of Terms have been included herein.

8.10 Finally, it is emphasised that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
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.

APPENDICES

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT	
Site:	South Lodge, Mitton Road, Whalley, Lancashire, BB7 9JN
Client:	Harrison Tyldesley

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	07 January 2026
Job Reference:	BTC3441

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Lawson Cypress	12	270	N E S W	2 2 2 2.5	2.5 2	EM	M	▪ Sparse canopy and moderate reduction in vitality.	▪ Tree removal approved under 3/2026/0079 for works to trees under separate Tree Preservation Order (TPO) application.	10+	C1	33	3.24
T2	Common Beech	21.5	730	N E S W	5.5 6.5 7 6	7 4	M	G	▪ Multiple fully occluded pruning wounds to approximately 150mm diameter from previous raising. ▪ Tips of south canopy within 150mm of roof to south.	▪ Retain tree in context of proposed development. ▪ Pruning works to attain 4m clearance over property roof approved under 3/2026/0079 for works to trees under separate TPO application. ▪ Tree protection can be assured through a site and development specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) the production of, and adherence to which, can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A1;2	241	8.76
T3	Common Beech	20.5	810	N E S W	6 7.5 7 6	1.8 2.5	M	M	▪ Bifurcates with wide union at approximately 1.8m with slight stem lean south. ▪ Canopy suppressed to north west by adjacent trees. ▪ Upper canopy showing a slight reduction in vitality in twig formation and density comparable with tree T2. ▪ Canopy within 300mm of building eaves to south west 2.2m south of boundary and 3.5m west of eastern boundary.	▪ Retain tree in context of proposed development. ▪ Pruning works to attain 4m clearance over property roof approved under 3/2026/0079 for works to trees under separate TPO application. ▪ Tree protection can be assured through a site and development specific AMS and TPP, the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	20+	B1;2	297	9.72
T4	Cherry Laurel	7.5	1x150 2x120 (ms)	N E S W	4 3.5 3.5 3	N/A 0	SM	G	▪ Multiple stems from ground level with initial leans northeast. ▪ Encroaching around base of street light.	▪ Tree removal approved under 3/2026/0079 for works to trees under separate TPO application.	10+	C1	23	2.72

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species: Common name
Height: In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree'(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments: Comments relating to the tree'(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
 # (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT		Surveyor:	Joseph Lambert Chartered Arboriculturist	Page: 2 of 3
Site:	South Lodge, Mitton Road, Whalley, Lancashire, BB7 9JN	Survey Date:	07 January 2026	
Client:	Harrison Tyldesley	Job Reference:	BTC3441	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T5	Common Beech	24	810	N E S W	7 9 7 3.5	1-E 2.5	M	G	▪ Secondary stem arises at 1m height on east side with tight included bark union and poor taper below but stem has natural bracing in branches at approximately 6 and 9m. ▪ Canopy close to street light to north east.	▪ Retain tree in context of proposed development. ▪ Pruning works to attain clearance over highway and reduce leverage on included main union to east approved under 3/2026/0079 for works to trees under separate TPO application. ▪ Tree protection can be assured through a site and development specific AMS and TPP, the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	20+	B1;2	297	9.72
T6	Common Lime	27	760	N E S W	2 5.5 7.5 6	3 2.5	M	G	▪ Bifurcates at 3m with tight included bark union. ▪ Canopy bias south due to suppression by now removed trees. ▪ Large piece of deadwood to approximately 120mm diameter and 6m long on north east side over garden at approximately 10m height.	▪ Retain tree in context of proposed development. ▪ Pruning works to attain clearance over highway and from utility lines approved under 3/2026/0079 for works to trees under separate TPO application. ▪ Tree protection can be assured through a site and development specific AMS and TPP, the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	20+	B1;2	261	9.12
T7	Common Holly	8	180	N E S W	2.5 2.5 2.5 2.5	N/A 0	SM	M	▪ Moderately sparse canopy with suckers from ground surrounding. ▪ Canker on stem on west side at approximately 0.5m height of 80mm diameter.	▪ Tree removal approved under 3/2026/0079 for works to trees under separate TPO application.	10+	C1	15	2.16
T8	Double Cherry Plum	7.5	2x290 1x160 1x140 (ms)	N E S W	1.5 3.5 4.5 2.5	N/A 2	M	P	▪ Tree has sustained multiple failures of branches to approximately 120mm diameter resulting from adjacent tree removals and past storm damage. ▪ Remaining canopy showing moderate to significant reduction in vitality. ▪ Relatively short projected remaining life expectancy.	▪ Tree removal approved under 3/2026/0079 for works to trees under separate TPO application.	<10	U	96	5.54
T9	Common Ash	11	1x360 1x110 1x80 2x60 (ms)	N E S W	2 0 4 4.5	N/A 3	SM	MD	▪ Largely dead tree with high canopy bias west over access driveway to neighbouring residential properties.	▪ Tree removal approved under 3/2026/0079 for works to trees under separate TPO application.	<10	U	N/A	N/A
T10	Common Holly	5	170	N E S W	2 1.5 2 2.5	N/A 0.5	SM	M	▪ Very sparse canopy and moderate reduction in vitality.	▪ Tree removal approved under 3/2026/0079 for works to trees under separate TPO application.	10+	C1	13	2.04

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT					
Site:	South Lodge, Mitton Road, Whalley, Lancashire, BB7 9JN	**Surveyor:**	Joseph Lambert Chartered Arboriculturist	**Page:** 3 of 3	
Client:	Harrison Tyldesley	**Survey Date:**	07 January 2026		
		Job Reference:	BTC3441		

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T11	Sycamore	13	7x120 (ms)#	N E S W	2 4.5 4.5 4.5	N/A 3.5	SM	M	▪ Multiple stems from ground level. ▪ Located west of fence and not accessed with tree possibly located on neighbouring land.	▪ Remove tree in context of proposed development. NB: Tree located under third party ownership (see paragraph 5.4 of AIA report.)	10+	C1	46	3.81
G1	2no. Common Holly	≤ 9	≤ 150	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	N/A ≥ 0	SM	G	▪ Understory group. ▪ Two semi mature stems to north east of tree T3. ▪ Further group made up of young suckers < 75mm stem diameters and Spotted Laurel.	▪ Retain group in context of proposed development. ▪ Tree protection can be assured through a site and development specific Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	≤ 10	≤ 1.8
G2	4no. Lawson Cypress	≤ 15	≤ 410	N E S W	≤ 2.5 ≤ 3 ≤ 3.5 ≤ 2	N/A ≥ 1	SM-EM	M-G	▪ Two semi mature and two early mature. ▪ Tree to south has relatively sparse canopy with moderate reduction in vitality. ▪ Three trees to north suppressed by adjacent larger Beech tree.	▪ Group removal approved under 3/2026/0079 for works to trees under separate TPO application.	10+	C1	≤ 76	≤ 4.92
G3	Aspen, Hawthorn, Portuguese Laurel	≤ 22.5	≤ 360#	N E S W	≤ 5 ≤ 5.5 ≤ 4.5 ≤ 4.5	N/A ≥ 0	SM	G	▪ Area of Aspen on neighbouring land and not fully accessed to inspect in detail ▪ Aspen with shrub understory. ▪ Root Protection Area (RPA) reduced along eastern side due to hardstanding concrete to east which is projected to have restricted root growth and development in this direction and open soft ground to west, which offers more favourable rooting.	▪ Remove two eastern most trees and clear group back to form widened parking area. NB: Group located in area of unclear third party boundary (see paragraph 5.4 of AIA report.) ▪ Ensure protection of remaining group adjacent to site through a site and development specific AMS and TPP, the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	20+	C1	≤ 43	≤ 4.32
H1	Common Hawthorn	≤ 1.5	N/A	≈ 1 wide		N/A ≥ 0	Y	M	▪ Managed Hawthorn hedge along eastern boundary. ▪ Becomes younger Sycamore and Snowberry to south.	▪ Retain hedge in context of proposed development. ▪ Hedge protection can be assured through a site and development specific AMS and TPP, the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	N/A	≈ 0.5
H2	Common Beech	≤ 2	N/A	≈ 1 wide		N/A ≥ 0	SM	G	▪ Managed Beech hedge 1.5m high to southeast, rising to approximately 2m high to west.	▪ Retain hedge in context of proposed development. ▪ Hedge protection can be assured through a site and development specific AMS and TPP, the production of, and adherence to which, can be assured the rough the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	N/A	≈ 0.5

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

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.*			Red
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

– TREE PROTECTION AREA –
KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

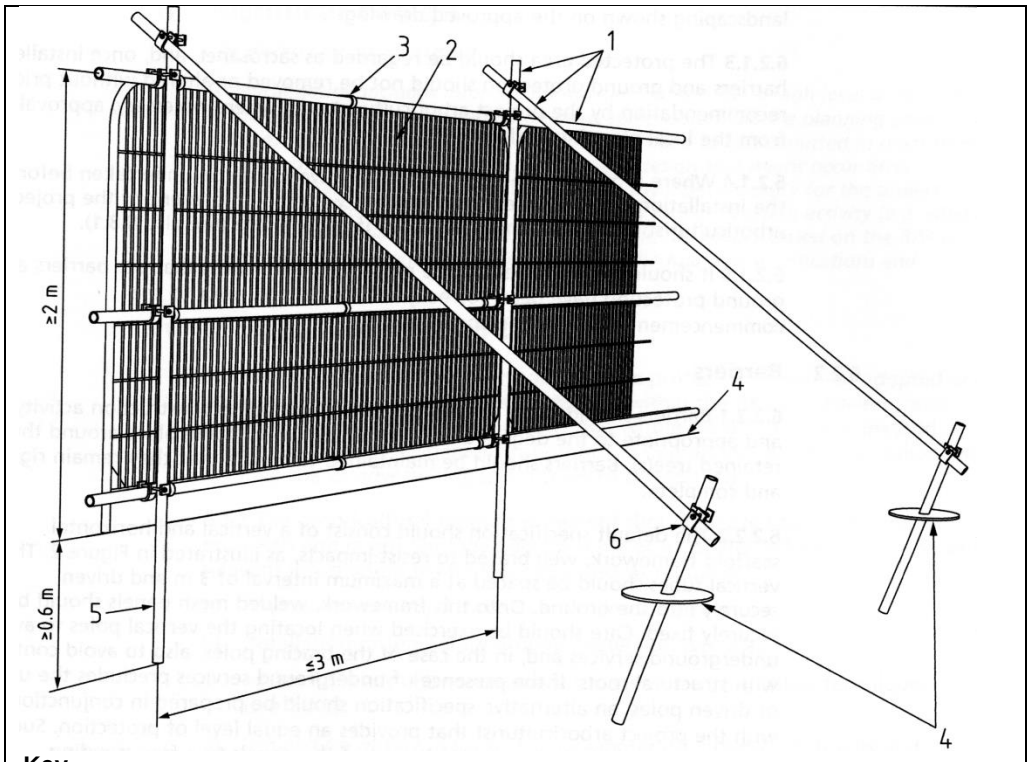
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE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

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Figure 2: BS5837:2012 Default specification for protective barrier



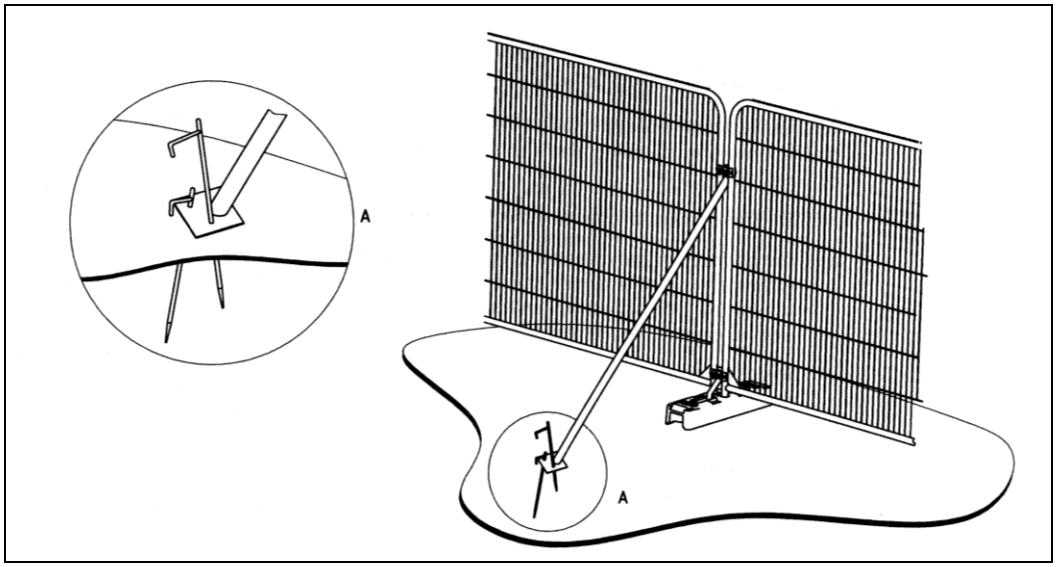
Key

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

Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

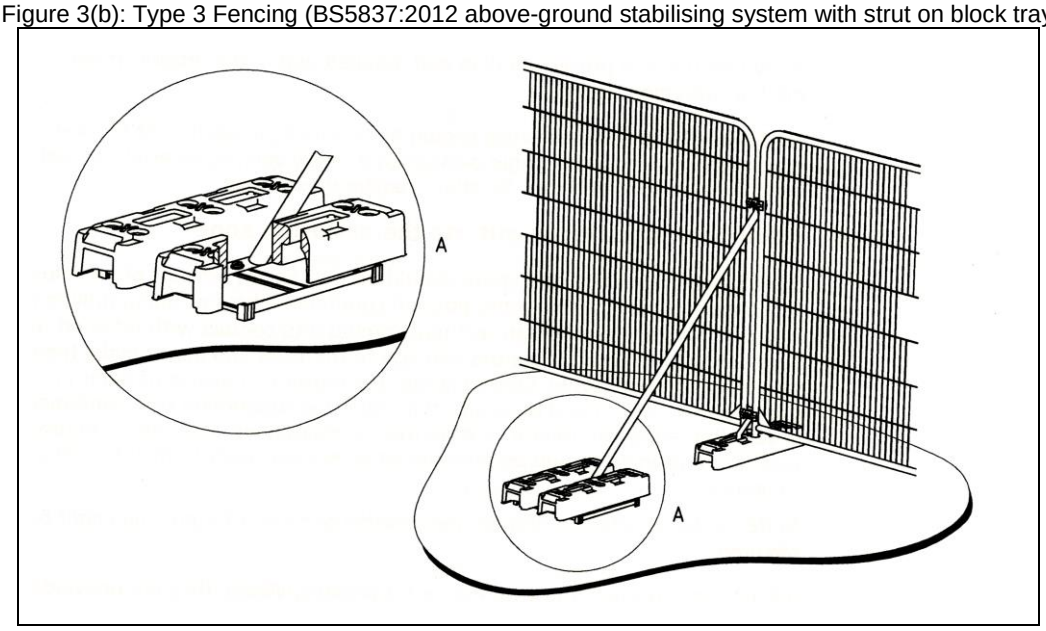
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

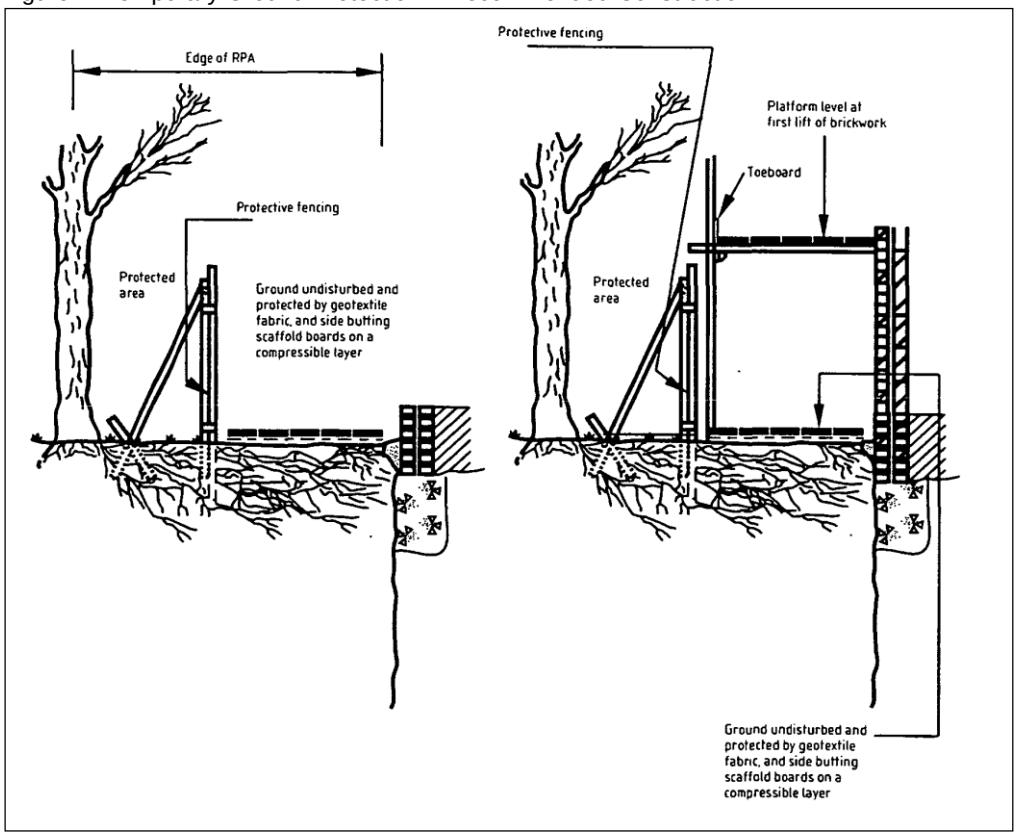
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction



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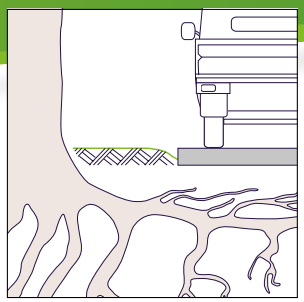

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THE PROBLEM

CONSTRUCTION-RELATED TREE DAMAGE

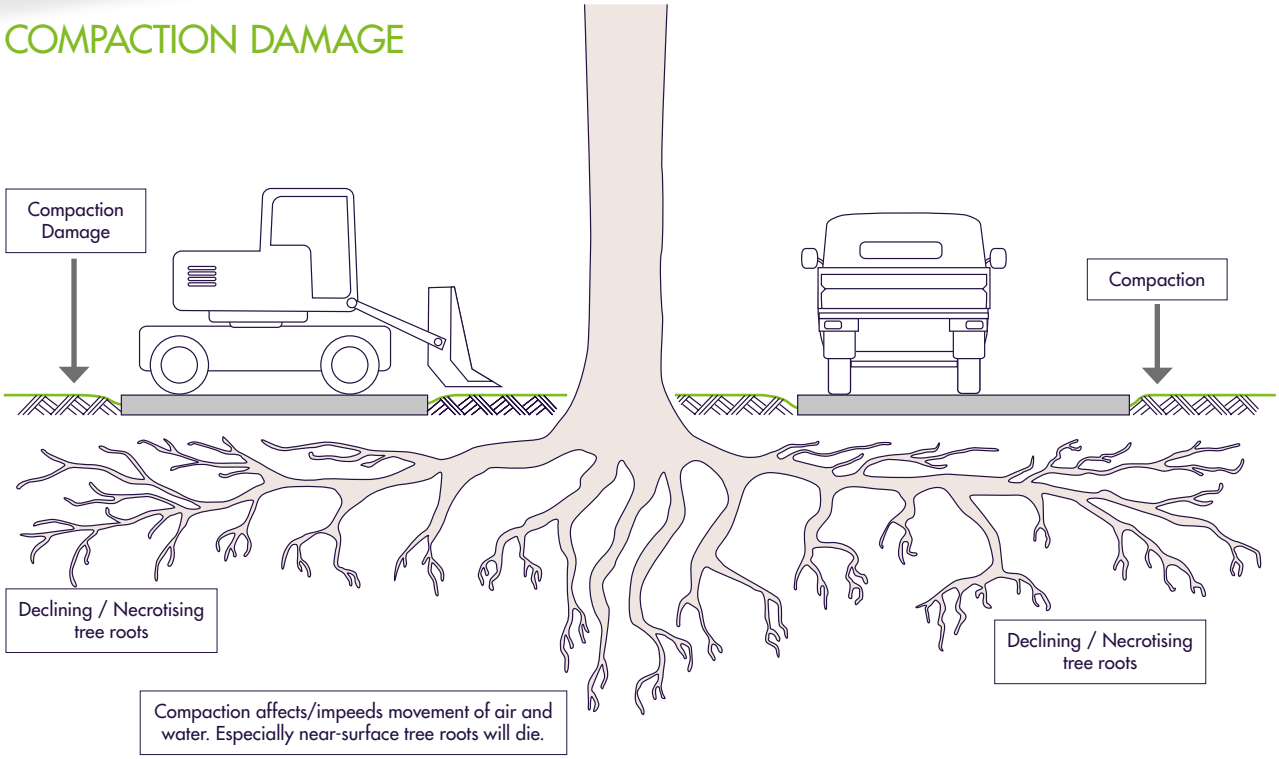
Critical Root Zone/Tree Protection Zone is the minimum area beneath a tree that must remain undisturbed to preserve a sufficient amount of root mass in order to give a tree a chance of survival.

When construction equipment and vehicles intrude a tree's Critical Root Zone, they can cause negative impacts to the soil environment including compaction of the soil, damage to near-surface roots and ultimately endanger the structural integrity of the tree. The majority of a tree's root system is contained within the top three feet of the surface, and construction excavation and compaction can damage or even destroy roots to the point where trees may not survive.

Tree Root Protection (TRP) systems should be eco-friendly as well as comply with local standards and regulations.*

*Compliance with Standards:
In the United Kingdom, Tree Root Protection systems must comply with the Arboricultural Method Statement as outlined in BS5837:2005 and may require supervision by an Arboriculturist.

COMPACTION DAMAGE



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- reduces point loads
- reduces compaction of the subsoil

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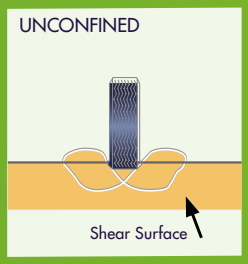
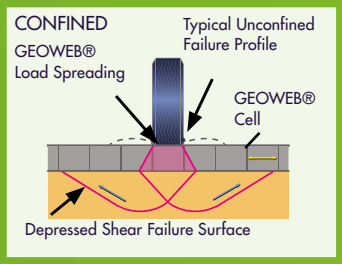
The GEOWEB® system is a low impact development (LID) solution with exceptional load-bearing capabilities and environmental benefits. The system has a long history of solving heavy load support problems for roadways, road base support, parking lots, road shoulders, ports, trucking/intermodal terminals and railroads.

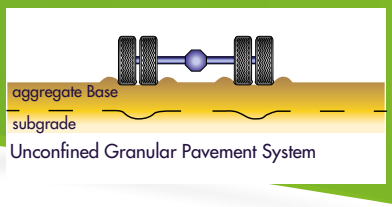




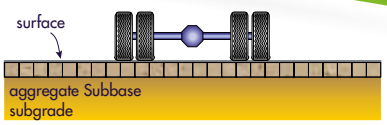
LOAD DISTRIBUTION

By distributing and bridging applied loads, the GEOWEB® TRP system reduces vertical stresses that are typically applied to the underlying soil and root zone.

The GEOWEB® system is ideally suited for tree root protection applications where weak subsoil or no-dig restrictions exist.



Unconfined Granular Pavement System



the GEOWEB® Granular Pavement System

COST BENEFITS

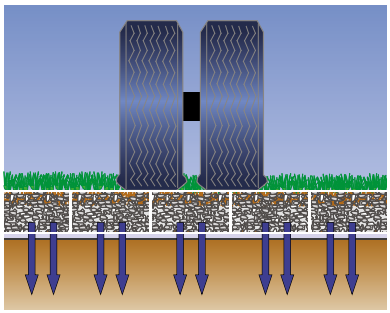
The GEOWEB® TRP system is an economical solution for reducing construction vehicle impact to the tree root zone compared with other methods. Once installed, the system has minimal-to-no visibility.

ENVIRONMENTAL BENEFITS

With permeable infill (topsoil/vegetation, aggregate, sand), perforated GEOWEB® cell walls offer environmental benefits:

- water infiltration
- lateral movement of air and water
- water and nutrient migration
- promotes root development

The tree root protection system can be a temporary or permanent solution.



SOILTEC GEOSYSTEMS

GEOWEB®

TRP SYSTEM INSTALLATION

Step 1: Remove the upper grass and soft soils by hand or by machine if acceptable.

Step 2: Install a high-strength woven geotextile allowing adequate drainage as a separation layer between soft subgrade and GEOWEB® infill material.

Step 3: Expand GEOWEB® sections over the area to be protected and use temporary stakes or weights to hold sections open to prevent movement during infilling.

Step 4: Connect adjacent sections using ATRA® Keys. Position the sections so the slots are aligned, insert the key and turn 90 degrees locking the panels together. ATRA® Keys provide a long-term connection that is safer, quicker and stronger than staples or cable ties. In environmentally protected areas (SSSI in United Kingdom), ATRA® Keys can be used without the requirement for diesel-fueled compressors.

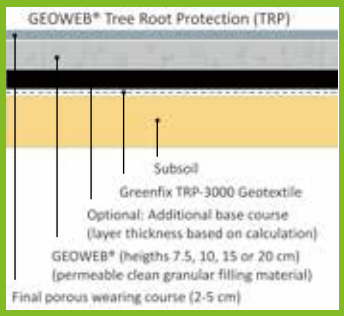
Step 5: For permeability, infill the fully connected GEOWEB® system with a well graded, crushed, angular stone such as MOT Type 1X (also known as MOT Type3). Over fill the cells by up to 30mm to allow for compaction.

Step 6: Compact the fill material with conventional plant or non-vibratory plant when required. Fill should be maintained above the GEOWEB® system by a minimum of 10mm at all times or a permanent wearing course of blocks, porous asphalt or gravel installed.

DESIGN CONSIDERATIONS

It is important to ensure the correct GEOWEB® cell size and cell depth are specified and installed based on the anticipated pavement loads. These are calculated based on the following criteria:

- traffic type and loading
- frequency of traffic
- subgrade strength (typically CBR, Ev2, Cu or SPT values)
- infill type
- allowable settlement of the pavement



To assist you in determining the correct GEOWEB® solution for your application, Presto GEOSYSTEMS® or their network of distributors/representatives can assist with the calculation for your project. You can be confident that you will receive the most suitable and economical solution for your project.

PRESTO GEOSYSTEMS® COMMITMENT — To provide the highest quality products and solutions.

Presto GEOSYSTEMS® is committed to helping you apply the best solutions for your tree root protection needs. Our solutions-focused approach to solving problems adds value to every project. Rely on the leaders in the industry when you need a solution that is right for your application. Contact Presto GEOSYSTEMS® or our worldwide network of knowledgeable distributors/representatives for assistance.

PRESTO GEOSYSTEMS®
Appleton, Wisconsin, USA

EUROPEAN HEAD OFFICE:

SOILTEC GmbH:
Neue Finien 7a
28832 Achim I Germany

Tel.: 04202-7670-0
Fax: 04202-7670-50

E-Mail: geosystems@soiltec.de
www.soiltec-geosystems.de

DISTRIBUTED BY:

GREENFIX SOIL STABILISATION AND EROSION CONTROL SPECIALISTS

Old Manor Farm Yard
Beckford Road
Ashton-Under-Hill
Evesham
Worcestershire
WR11 7SU

Tel.: 01608 666 027
Fax: 01642 618 525

E-Mail: info@greenfix.co.uk

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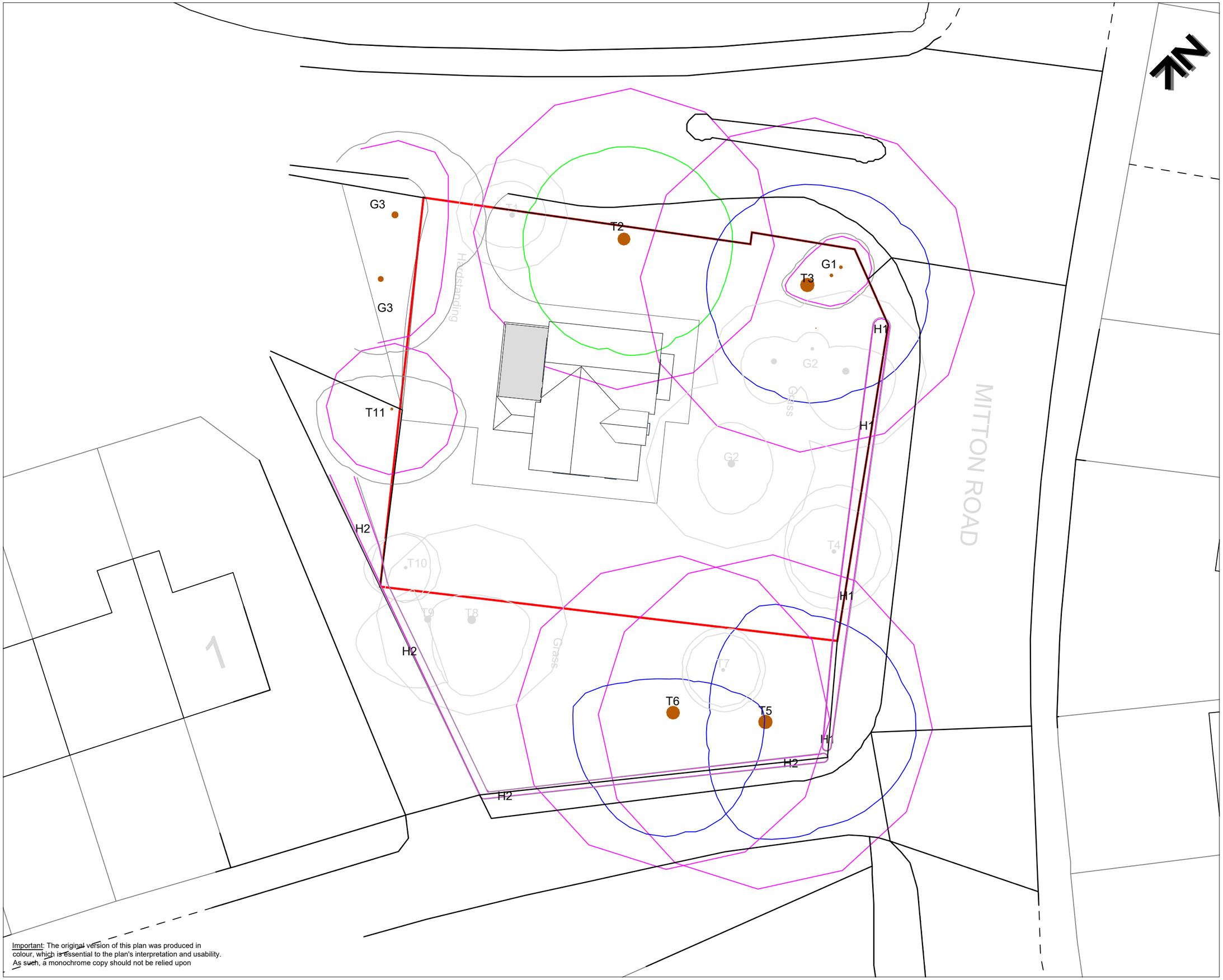
AP-6852



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

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

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

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/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 Considered 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

T1
Trees shaded fully in grey have been approved for removal under 3/2026/0079 for works to trees under separate TPO application

Note: The stem locations of all trees and groups were not included on the Ordnance Survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.

Root Protection Areas (RPAs):

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

Project:
SOUTH LODGE
MITTON ROAD
WHALLEY
LANCASHIRE
BB7 9JN

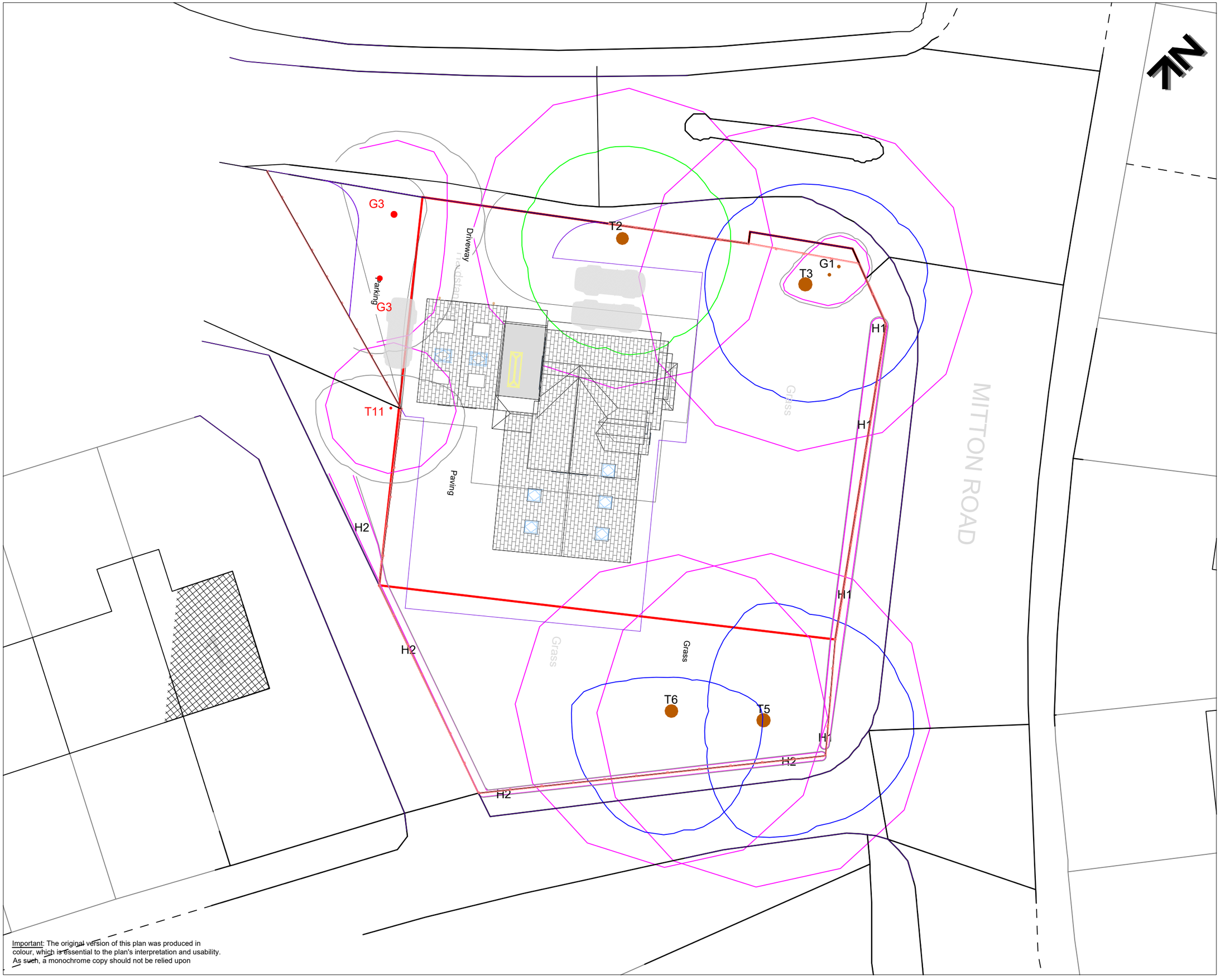
Client:
HARRISON TYLDESLEY

Title:
TREE CONSTRAINTS PLAN
in Relation to Various Proposed Alterations to Residential Property

Scale:	1:200@A3
Date:	March 2026
Drawn by:	WH
Checked by:	JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC3441-TCP Rev: A



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Note 1: The stem locations of all trees and groups were not included on the Ordnance Survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate.
Note 2: Trees with their identifying numbers and stems coloured in red are proposed for removal in the context of the proposed development.

Root Protection Areas (RPAs):

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

Project:
SOUTH LODGE
MITTON ROAD
WHALLEY
LANCASHIRE
BB7 9JN

Client:
HARRISON TYLDESLEY

Title:
TREE IMPACT PLAN
in Relation to Various Proposed Alterations to Residential Property

Scale:	1:200@A3
Date:	March 2026
Drawn by:	WH
Checked by:	JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC3441-TIP Rev: