



# **Arboricultural Impact Assessment**

in Relation to Proposed Installation of Tipi Structure at



**Abbeycroft, The Sands,  
Whalley, Lancashire, BB7 9TN**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

March 2026

# ARBORICULTURAL IMPACT ASSESSMENT ABBEYCROFT, THE SANDS, WHALLEY

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**ARBORICULTURAL IMPACT ASSESSMENT  
ABBECROFT, THE SANDS, WHALLEY**

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**PROJECT DETAILS**

**Project No.:** BTC3472

**Site:** Abbeycroft, The Sands, Whalley, Lancashire, BB7 9TN

**Agent:** Wilson Mason LLP

**Council:** Ribble Valley Borough Council

**Survey Date:** 11 February 2026

**Surveyed by:** Christopher Forster Arboricultural Technician

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

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

**Date of Issue:** 04 March 2026

**Version No:** 1

## **Executive Summary**

Bowland Tree Consultancy Ltd. were instructed to undertake a tree survey and produce a subsequent tree impact report in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. The purpose of this was to identify retention desirability and pertinent features such as canopy spreads and Root Protection Areas (RPAs) in order that the impacts of the proposals at the site could be assessed, and appropriate arboricultural advice given.

The proposed works are for the erection of a tipi structure to the centre of the site and use of an area of existing hardstanding and vehicular access and car parking, as well as use of the existing pedestrian access to the site. As detailed on the TIP, none of the proposed works are projected to be in close proximity to retained trees other than the car parking, however, this utilises an area of existing hard standing with no further work proposed to this area beyond routine maintenance of the surface.

It is also understood, from information provided by the agent for the client, that there are no proposed services to be installed into the site with a temporary generator and toilet block being brought into site during the summer months when the tipi structure will be in use. It is recommended that these are positioned outside of retained tree canopies and RPAs and also in a position that does not create a desire line through RPAs under soft surfaces, whereby compacting soil within the RPAs. As detailed on the TIP, there is deemed to be sufficient space to achieve this.

In conclusion, providing the above advice is adhered to, from the information provided the proposed erection and use of the tipi structure, and associated set-up, can be installed and utilised with minimal risk of negative impacts on the surveyed retained trees.

## **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.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT	
<b>Site:</b>	Abbeycroft, The Sands, Whalley, Lancashire, BB7 9TN
<b>Agent:</b>	Wilson Mason LLP

<b>Surveyor:</b>	Christopher Forster <small>Arboricultural Technician</small>
<b>Survey Date:</b>	11 February 2026
<b>Job Reference:</b>	BTC3472

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)	
T1	Common Horse Chestnut	22	920	N E S W	9 8 9 7.5	2.5-E 1	M	G	<ul style="list-style-type: none"> <li>Stem bifurcates at 1.5m height and again at 2.5m height.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	20+	B1	383	11.04
T2	Common Horse Chestnut	22	850	N E S W	8 6 7.5 5	4-W 1.5	M	M	<ul style="list-style-type: none"> <li>Occluded wound on south side from ground level that twists anticlockwise to a height of approximately 8m with soft decaying wood within, up to 150mm wide.</li> <li>Two historical wounds on eastern side at a height of 2.5m, where branches were crown lifted, a fungal fruiting body is beginning to form.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	327	10.2
T3	Common Horse Chestnut	10	750	N E S W	2 2 2 2	N/A 1.5	EM	P	<ul style="list-style-type: none"> <li>Historical stem snapped out from 0.5m leaving occluded wound up to 2m.</li> <li>Stem dead from 6-10m height.</li> <li>Little canopy remaining.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads. NB: Removal should be considered irrespective of proposed development due to poor structural condition (subject to any statutory tree protection at the site).</li> </ul>	<10	U	254	9
T4	Common Horse Chestnut	22	810	N E S W	7 4 8 7	2.5-N 1	EM	G	<ul style="list-style-type: none"> <li>Stem bifurcates at 4m height.</li> <li>Eastern stem has historical snapped out wound at a height of approximately 8m height.</li> <li>A snapped out branch at a height of 8m with a diameter of approximately 90mm resting within south side of canopy.</li> <li>Branch torn out with approximately 90mm diameter hanging at same height.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	20+	B1	297	9.72

**Headings and Abbreviations:**

<b>No.</b>	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
<b>Species:</b>	Common name
<b>Height:</b>	In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
<b>Stem Diam.:</b>	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
<b>Branch Spread:</b>	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
<b>Branch &amp; Canopy Clearances:</b>	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
<b>Life Stage:</b>	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
<b>PC:</b>	Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
<b>General Observations and Comments:</b>	Comments relating to the tree's overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
<b>Management Recommendations:</b>	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
<b>ERC:</b>	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
<b>Cat. Grade:</b>	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
<b>RPA m<sup>2</sup>:</b>	Root Protection Area in m <sup>2</sup> - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
<b>RPA Radius (m):</b>	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
<b># (Estimated Dimensions):</b>	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
T5	Common Horse Chestnut	23	930	N E S W 8 4 9 7	4-W 2	M	G	<ul style="list-style-type: none"> <li>No visible issues at time of survey.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	20+	B1	391	11.16
T6	Common Horse Chestnut	23	650	N E S W 2 3 7 1	3-S 2	EM	G	<ul style="list-style-type: none"> <li>Suppressed canopy due to neighbouring trees.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	191	7.8
T7	Common Horse Chestnut	22	820	N E S W 8 3 9 1	4-N 2	M	M	<ul style="list-style-type: none"> <li>Occluded wound from ground level on western side up to a height of 8m and up to 100mm width.</li> <li>Wound has a change of resonance when sounded with nylon mallet indicating localised regions of hollowing around occluded edge of wound up to a height of approximately 2m.</li> <li>Historic snapped branch on south side at 4m height leaving 2m length that's hollowed out back to branch collar.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	304	9.84
T8	Common Horse Chestnut	23	1020	N E S W 8 4 12 6	2.5-S 2	M	G	<ul style="list-style-type: none"> <li>Historical snapped branch at 3m height with an occluded wound with diameter of approximately 250mm and length of 0.5m.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	20+	B1	471	12.24
T9	Common Horse Chestnut	10	400	N E S W 4 4 4 4	4-S 1	SM	G	<ul style="list-style-type: none"> <li>Historical snapped out branch at 1.5m height leaving a hollowed out occluded wound.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	72	4.8

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
T10	Common Horse Chestnut	22	1200	N 10 E 9.5 S 10 W 6	4-S 2	M	G	<ul style="list-style-type: none"> <li>Occluded wound on northern side from ground level to 2m up to 40mm width.</li> <li>Bifurcates at 2.5m height with a tight bark included union.</li> <li>Compressed occluded wound on south side from 0.5m height of approximately 1m in length and up to 20mm width at the top section.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	20+	B1	651	14.4
T11	Goat Willow	6	2x120 1x100 (ms)#	N 2 E 2 S 2 W 2	N/A 1	Y	G	<ul style="list-style-type: none"> <li>Located on neighbouring land and subsequently not accessed to measure in detail.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	10+	C1	17	2.36
T12	Common Pear	12	1x320 1x250 (ts)	N 3 E 4 S 5 W 2	2-N 2.5	EM	G	<ul style="list-style-type: none"> <li>Twin stem from 0.5m height.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	20+	B1	75	4.87
T13	Rowan	6	100	N 2 E 2 S 2 W 2	1.5-S 1	Y	G	<ul style="list-style-type: none"> <li>No issues at time of survey.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	5	1.2
T14	Common Hazel	3	80	N 1 E 1 S 2 W 1	N/A 0	Y	G	<ul style="list-style-type: none"> <li>No issues at time of survey.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	3	0.96
T15	Common Hawthorn	1.5	230	N 1 E 2 S 1 W 0	N/A 0	EM	M	<ul style="list-style-type: none"> <li>Uprooted and lying on the ground to the north, but canopy evidently still living.</li> <li>Tree located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	24	2.76
T16	Common Hawthorn	5	110	N 1 E 1 S 1 W 1	N/A N/A	SM	D	<ul style="list-style-type: none"> <li>Dead standing stem.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<10	U	N/A	N/A

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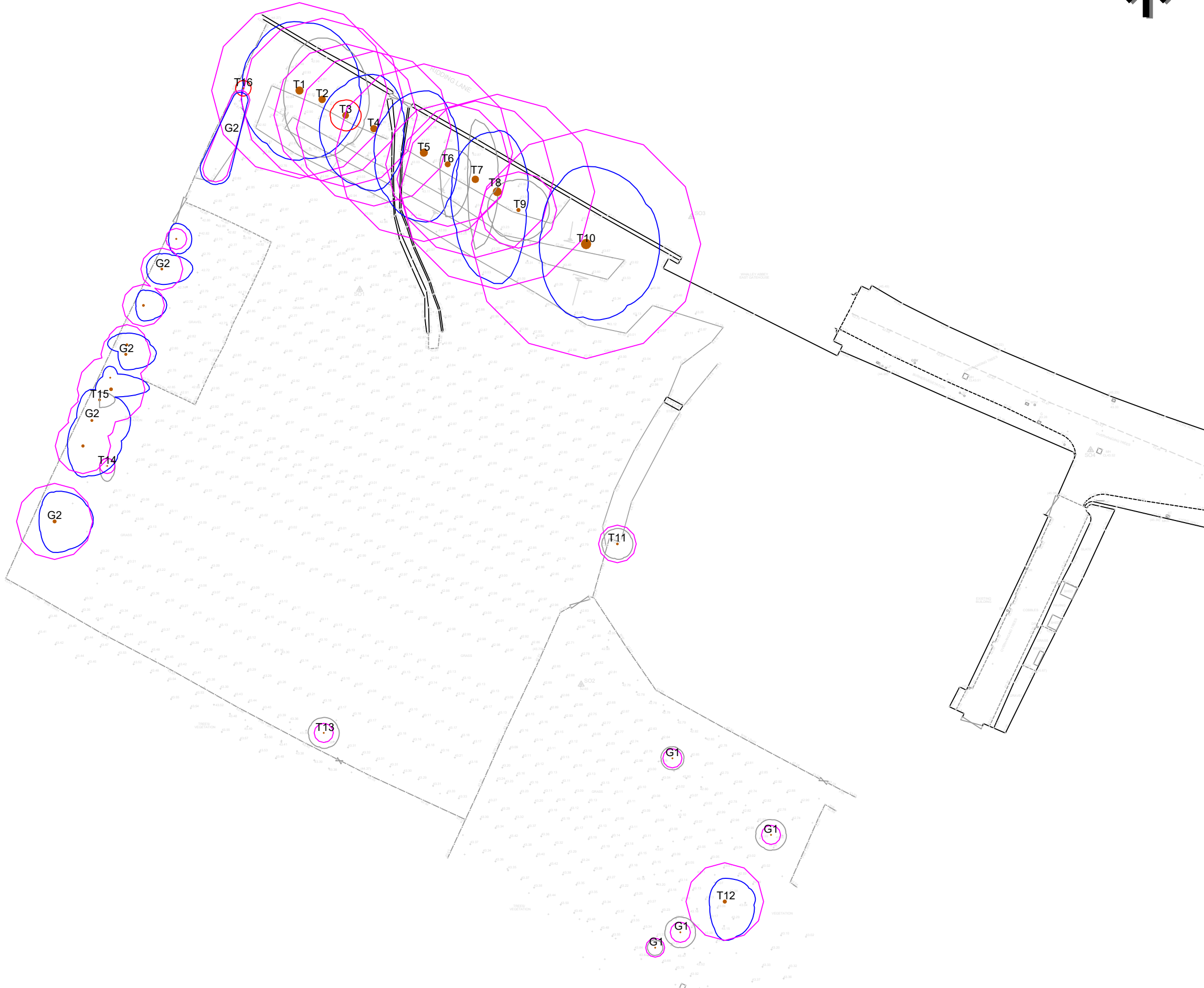
No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
G1	Mixed Fruit Trees	≤ 3.5	≤ 100	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	N/A ≥ 1.5	Y	G	<ul style="list-style-type: none"> <li>Part of a larger group of fruit trees, majority of trees within wider group have stem diameters &lt;75mm at 1.5m height.</li> <li>Group located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> </ul>	10+	C1	≤ 5	≤ 1.28
G2	Common Hawthorn	≤ 6	≤ 1x290 1x250 1x110 (ms)	N ≤ 4 E ≤ 5 S ≤ 4 W ≤ 3	N/A ≥ 1	SM/ EM	G	<ul style="list-style-type: none"> <li>Fragmented linear group.</li> <li>Group located a sufficient distance from proposed tipi structure as to not reasonably be impacted by its erection or usage.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group within context of proposed development.</li> <li>Proposed tipi structure, and all associated works, to be completed outside of retained tree RPAs and canopy spreads.</li> <li>Prune eastern canopies of five trees of group to attain approximately 2.5m clearance over existing hardstanding to be used as car parking area.</li> </ul>	20+	B2	≤ 72	≤ 4.78

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

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (see Note)				
<p><b>Category U</b></p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> <li>▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
<b>1. Mainly arboricultural qualities</b>		<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green
<p><b>Category B</b></p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</p>	<p>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue
<p><b>Category C</b></p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	<p>Trees not qualifying in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			

**General Recommendations in Respect of Works:**

- Any tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- Any tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed and agreed with the LPA tree officer.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed and agreed with the LPA tree officer.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15m of any tree crown.
- Deliveries by crane/lorry should be supervised by the Site Manager, or a suitable banksman, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10m of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Tree Consultant and the Tree Officer.



**KEY**

T = Individual Tree  
G = Group of Trees

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

**Tree Categorisations:**

Those to be Considered for Retention:

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

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

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

Those Considered Unsuitable for Retention:

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

Note: The locations and extents of trees T11, T15 and T16 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate

**Root Protection Areas (RPAs):**

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

**Project:**  
ABBEYCROFT  
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**Agent:**  
WILSON MASON LLP

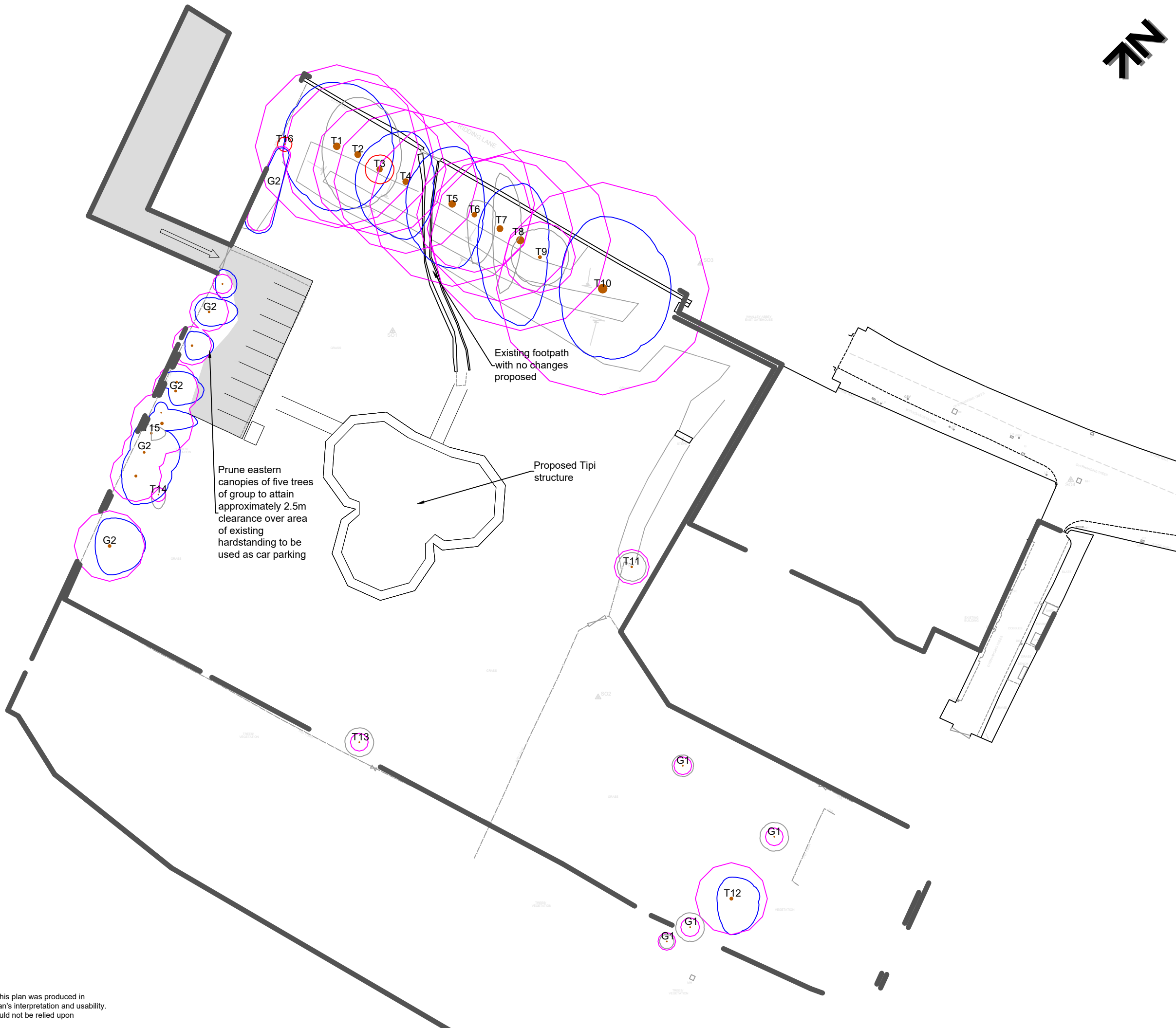
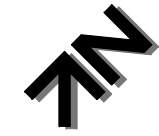
**Title:**  
**TREE CONSTRAINTS PLAN**  
in Relation to Proposed Installation of Tipi Structure

Scale: 1:500@A3  
Date: February 2026  
Drawn by: CF  
Checked by: NS



Ref: BTC3472-TCP Rev:

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



**KEY**

T = Individual Tree  
G = Group of Trees

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

**Tree Categorisations:**

Those to be Considered for Retention:  
Category 'A' Tree/Group  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

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

Those Considered Unsuitable for Retention:  
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**Root Protection Areas (RPAs):**

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

**Project:**  
ABBECROFT  
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WHALLEY  
LANCASHIRE  
BB7 9TN

**Agent:**  
WILSON MASON LLP

**Title:**  
**TREE IMPACT PLAN**  
in Relation to Proposed Installation of Tipi Structure

Scale: 1:500@A3  
Date: February 2026  
Drawn by: NS  
Checked by: JL



Ref: BTC3472-TIP Rev:

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