
YEW TREE AND GARDENS

Client: Mr Weld-Blundell
Wharf Farm
Chipping, Lancashire

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT FOR
REPLACEMENT DWELLING AND ACCESS

Arboriculture - Landscape Design



Wharf Farm,
Chipping
Lancashire

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Reference:

Proposed replacement dwelling and access

Current site.

We have been asked to review and comment on the above proposed development site as illustrated in Appendix 2 and 4 of this document in relation to arboricultural impacts and constraints.

Due to the imposed time constraints we directed Mason Gillibrand to collect tree information on site 17/06/2026 in order to plot any trees, groups of trees and hedges as required in the production of a report to BS5837:2012. The location of individual trees was taken from physical reference points and annotated on the site plan during the tree survey. Measurements of stem diameter (DBH) were taken at 1.5m height and crown spread was taken by ground measurements, all measurement requirements were as specified by us via email and WhatsApp.

The site is located is not located in a Conservation Area; there is an absence of significant tree stock within the main site. T1 and T2 are located outside of residential grounds and as such Forestry Commission Felling Licence limits apply in this section of the site.

The site is comprised of a section of agricultural and the existing maintained gardens which surround the dwelling to the south and west.

Detailed information on trees is contained in Appendix 1: Tree Schedule and outlined below.

Tree reference T1 is a mature Sycamore located on the field boundary line, T2 is Holly to the west of T1.

Tree stock within the garden is comprised of ornamental shrubs in group S1 and a single ornamental tree (Maple) to the west of the dwelling, T3. Tree T3 is in conflict with the existing dwelling due to having been planted too close with a resultant overhanging crown.

H1 is a garden boundary hedge of Hawthorn, it is maintained at a relatively low height.

No other trees are located within the proximity of the proposed development site, small ornamental trees are located in the memorial garden to the west. They are of a small size with no constraints imposed on the site from them.

Arboriculture - Landscape Design

Yew Tree NW Ltd trading as Yew Tree and Gardens

Registered in England No. 09425318

Directors A. Wood Cert Arb RFS - A. Wood, MA (Hons), Dip LE, MRICS

Proposed development.

The proposed development is for the replacement of the existing dwelling and a new access route as shown on Appendix 4: Tree Constraints / Protection Plan.

The development layout has responded to the identified tree constraints.

The proposed access route will not require the removal of any trees or hedges. It has been located outside the RPA (Root Protection Area) and crowns of T1 and T2. Both trees can be retained and protected via standard protective fencing.

The proposed dwelling is located further from T3 and shrub group S1 than the existing dwelling. They can be retained with standard protective barriers. As noted above, T3 requires an overall reduction in relation to the existing dwelling irrespective of development, this may also be required in order to erect scaffolding / demolish the existing dwelling.

A small (1.5m) section of garden hedge will require removal to form the pedestrian access. The remainder of H1 can be retained in the development, the removal of a very small section will not impact upon the limited landscape value of H1.

The dwelling will be located further from the small off site trees to the west than the current site

The proposed dwelling would have an improved relationship with trees over the existing one. No additional pressure for tree removals or tree works should be created by the dwelling or associated access route.



Antony Wood

Attached:

Appendix 1: Tree Schedule
Appendix 2: Tree Constraints Plan
Appendix 3: Site Images

Appendix 4: Tree Protection Plan
Appendix 5: Tree Protection Measures

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations / development	RPR m	RPA m²	Category
T1	Acer pseudoplatanus (Sycamore)	M	410	8	2	5	5	5	5	Good	20+	Open grown tree on fence line, balanced form	Retain and protect in development	4.92	76.06	B2
T2	Ilex aquifolium (Holly)	M	160	12	0	3.5	2.5	2	2.5	Fair	10+	Suppressed / upright form, located on fence line	Retain and protect in development	1.92	11.58	C2
T3	Acer negundo (Box Elder)	SM	280	8	1.5	3	3	3	3	Fair	10+	Garden tree planted immediately to W of existing dwelling. Restricted root zone to E due to paving and dwelling; crown in conflict with existing dwelling	Can be retained in development, dwelling further from T3 than current site. T3 may require balanced crown reduction / crown lifting prior to demolition due to crown overhanging dwelling	3.36	35.47	C1
S1	Mixed shrub group,Prunus laurocerasus (Cherry Laurel)	M	100	4	1	2	2	2	2	Fair		Mixed garden shrub group	Retain and protect in development	1.2	4.52	C3
H1	Crataegus monogyna (Hawthorn)	M	100	1.5	0	0.5	0.5	0.5	0.5	Good	20+	Garden boundary hedge, single species an even aged, not linked to wider hedgerow network	Retain and protect in development. 1.5m section requires removal to form pedestrian access	1.2	4.52	C2

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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2





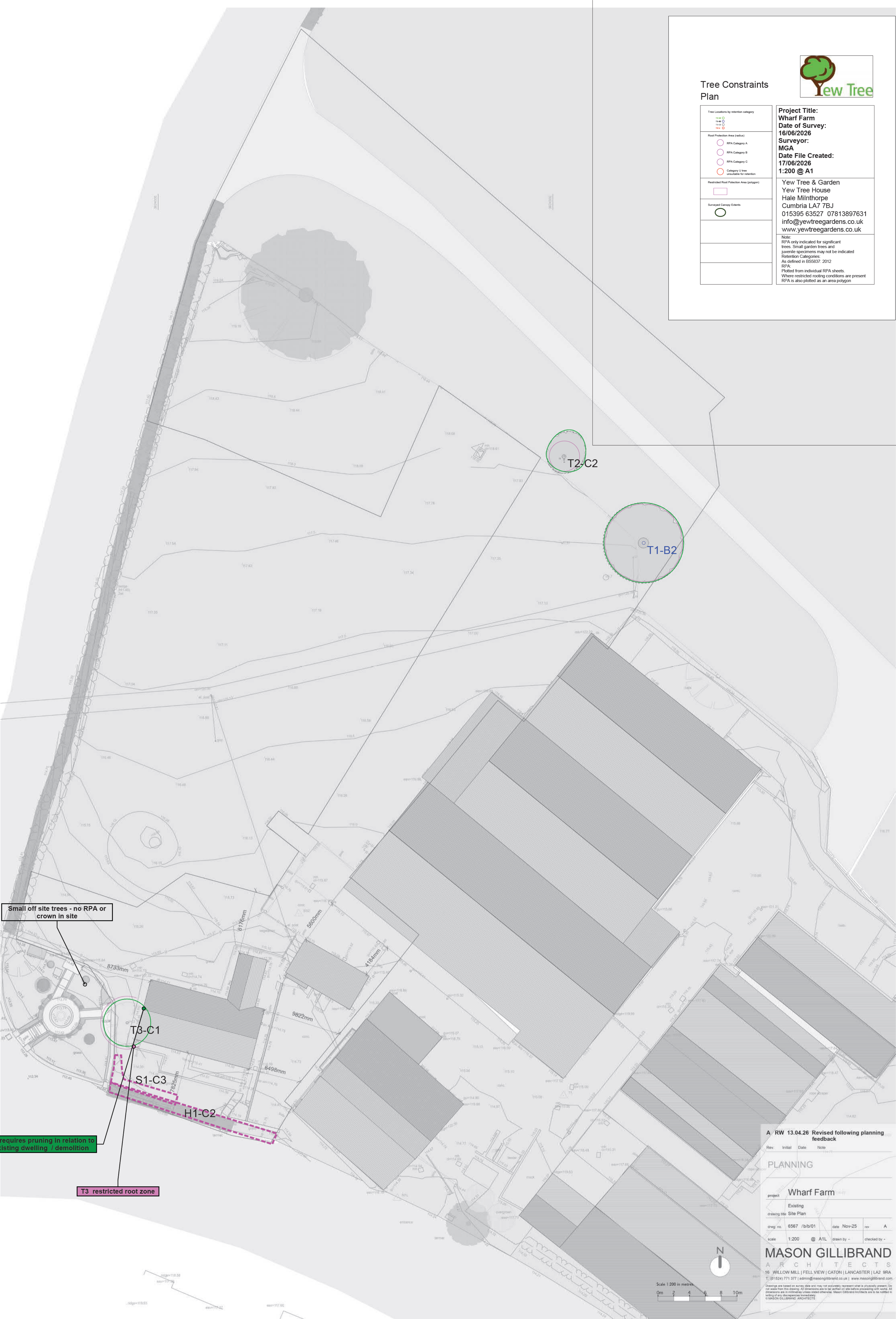
Tree Constraints
Plan

Tree Locations by retention category	
Tree A	Tree B
Tree C	Tree D
Root Protection Area (radius)	
RPA Category A	RPA Category B
RPA Category C	RPA Category D
Restricted Root Protection Area (polygon)	
Surveyed Canopy Extents	

Project Title:
Wharf Farm
Date of Survey:
16/06/2026
Surveyor:
MGA
Date File Created:
17/06/2026
1:200 @ A1

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Note:
RPA only indicated for significant trees. Small garden trees and juvenile specimens may not be indicated.
Retention Categories:
As defined in BS5837: 2012
RPA:
Plotted from individual RPA sheets.
Where restricted rooting conditions are present RPA is also plotted as an area polygon



A RW 13.04.26 Revised following planning feedback

Rev	Initial	Date	Note
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PLANNING

project Wharf Farm
Existing
drawing title Site Plan

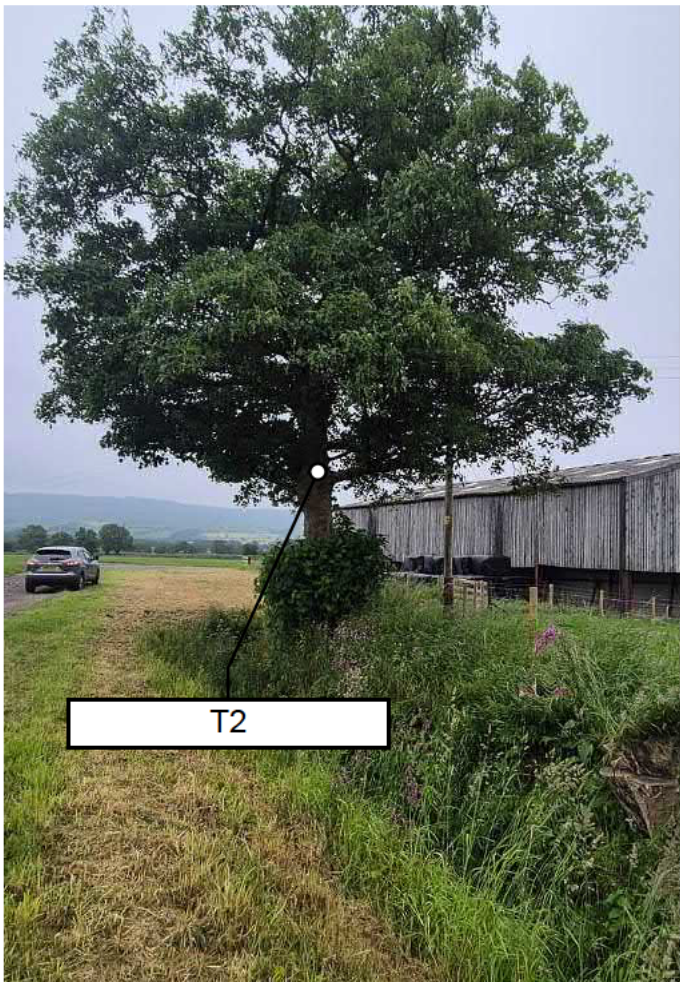
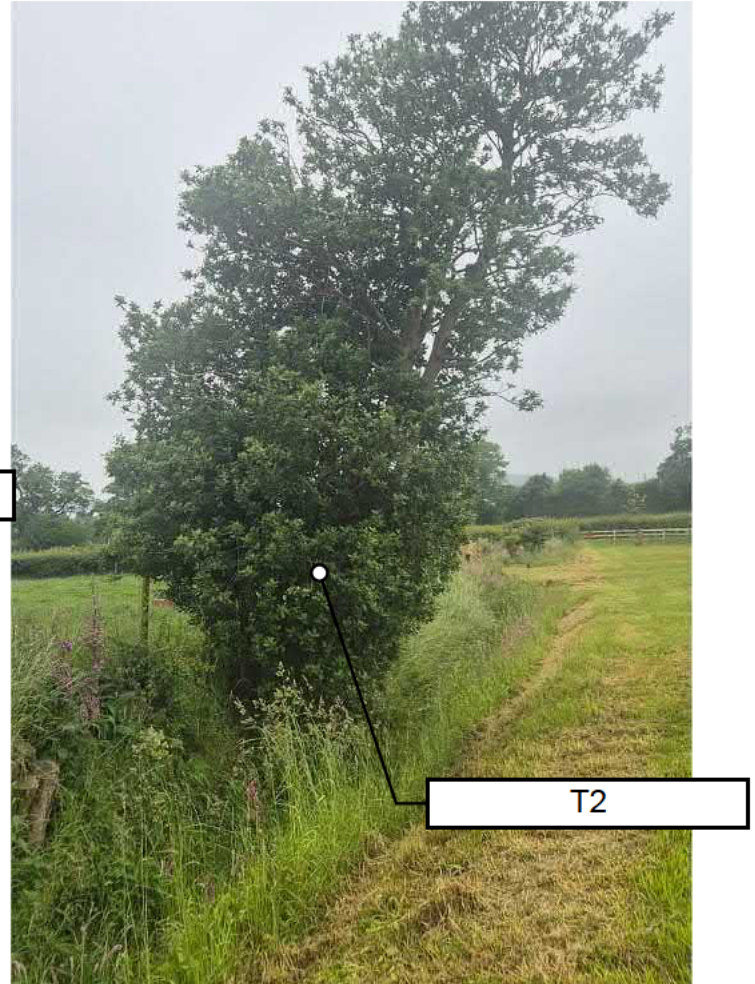
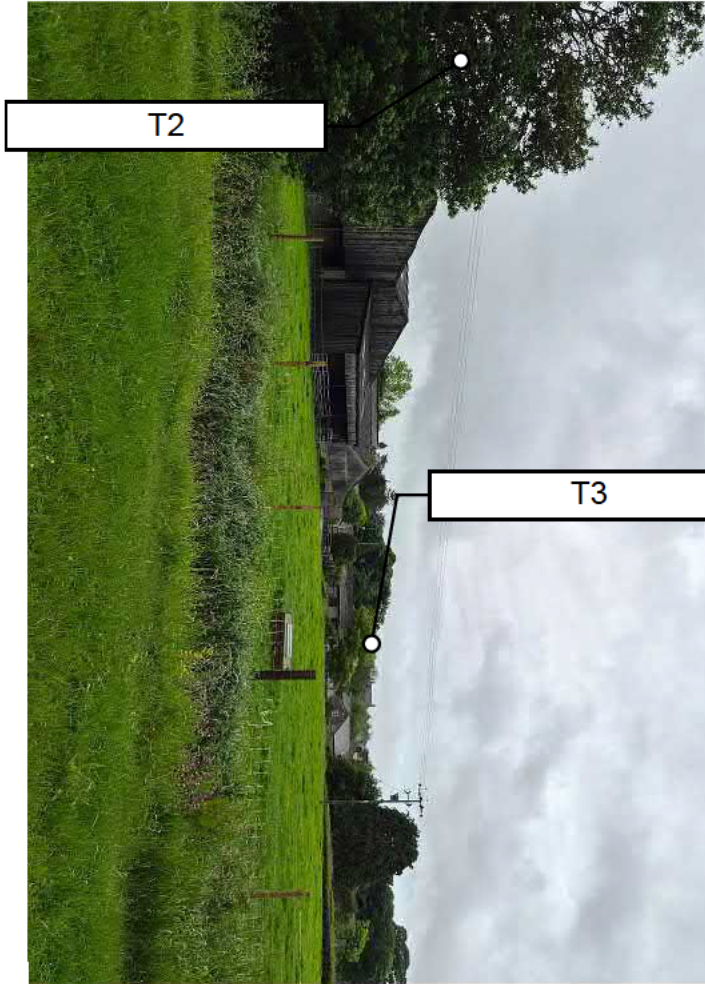
drawg. no.	6567 /b/b/01	date	Nov-25	rev	A
scale	1:200 @ A1L	drawn by	-	checked by	-

MASON GILLIBRAND
ARCHITECTS

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Drawings are based on survey data and may not accurately represent what is physically present. Do not action from this drawing. All dimensions are to be verified on site before proceeding with work. All drawings are in millimetres unless stated otherwise. Mason Gillibrand Architects are to be notified in writing of any discrepancies immediately.

MASON GILLIBRAND ARCHITECTS





Tree Protection Plan

Tree Locations by retention category
12-15
16-20
21-25
26-30

RPA Protection Area (radius)
RPA Category A
RPA Category B
RPA Category C
Category U tree unsuitable for retention

Restricted Root Protection Area (polygon)

Surveyed Canopy Extents

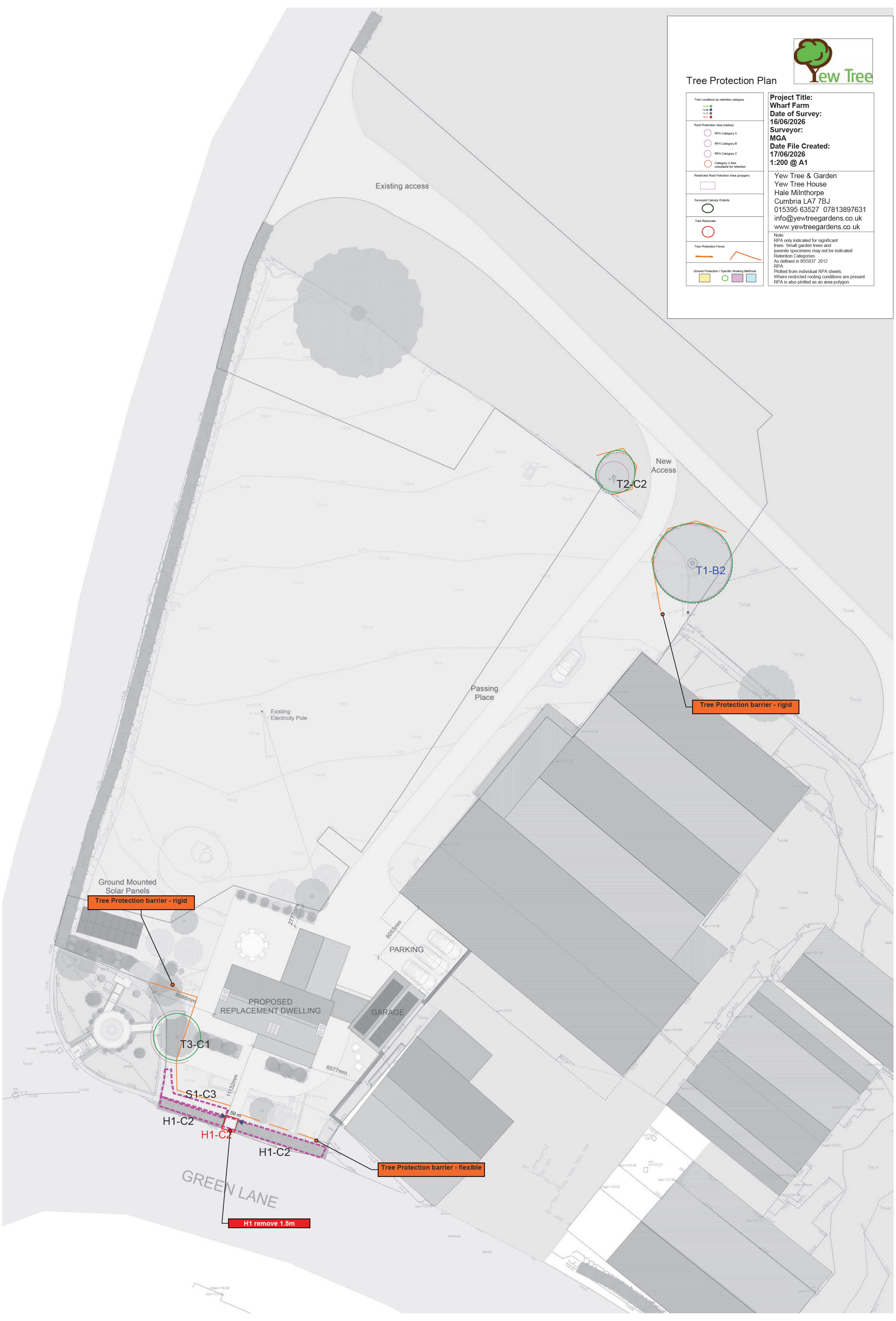
Tree Removals

Tree Protection Fence

Ground Protection / Specific Working Methods

Project Title:
Wharf Farm
Date of Survey:
16/06/2026
Surveyor:
MGA
Date File Created:
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1:200 @ A1
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17/06/2026 Wharf Farm

General principles to avoid damage to trees.

1. Protective fencing installed to prevent mechanical damage to trees adjacent to the development.
2. An indicative list of recommended practices during construction phase is listed below:
3. Once installed tree protection must remain in place and be observed at all times.
4. No fires within 10m of the crown of any retained trees.
5. Soil levels in rooting areas to be retained with minimal level changes, no greater increases than 300mm from existing levels.
6. No cement mixing/washout to take place within 15m of any retained trees.
7. No chemicals, bitumen etc. to be stored within 10m of any retained trees.
8. Any spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas to be reported to project supervisor.
9. No additional underground services have been indicated to us at this time but they may be safely routed to avoid rooting zones, if additional services require routing through the root zones of trees for retention then appropriate sub surface or hand trenching methods should be used and guidance sought prior to any works being undertaken. See BS3857:2012.

17/06/2026 Wharf Farm

Tree protection measures.

A. GUIDELINES

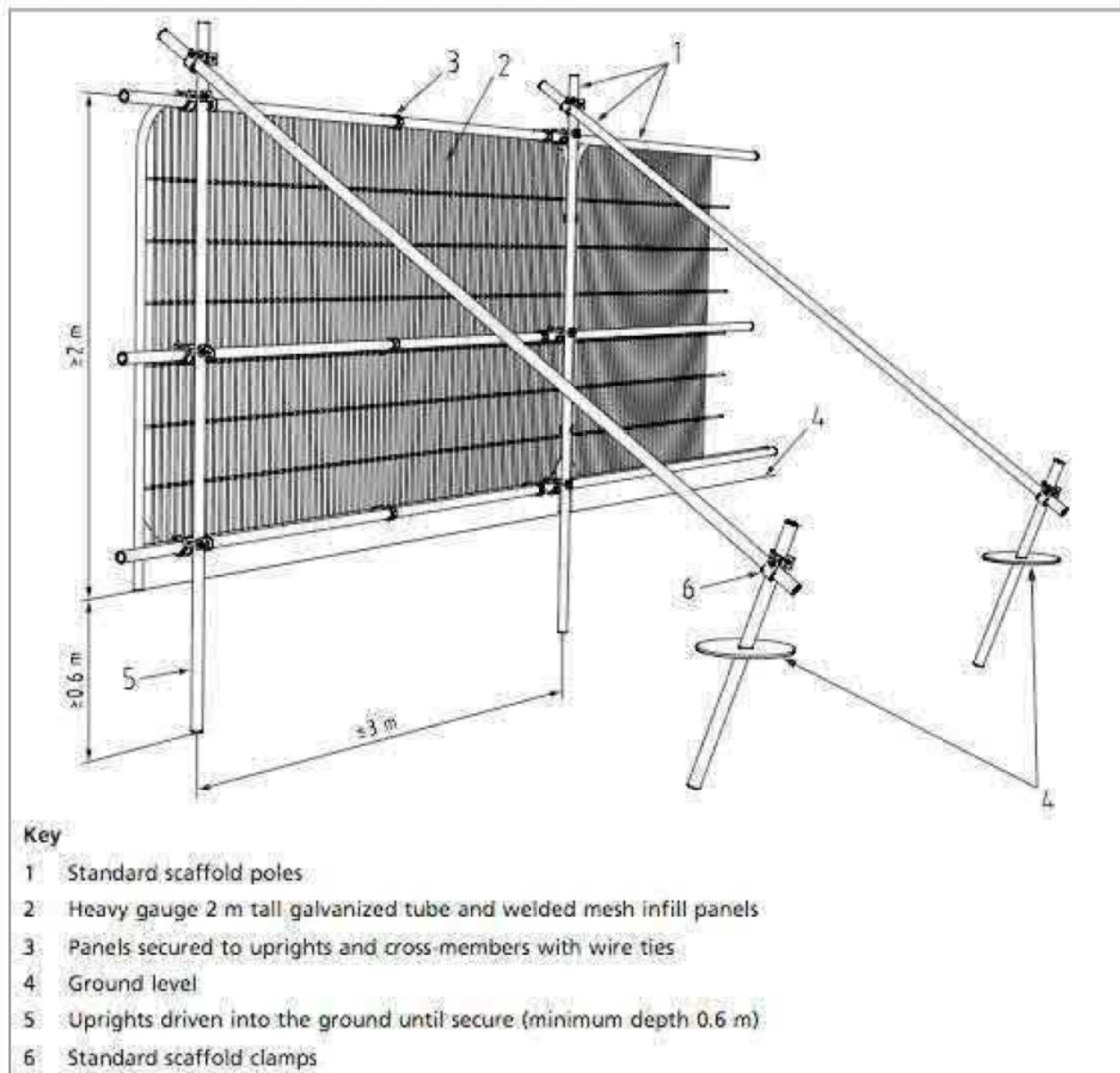
1. Outline guidance for the protection and retention of trees within the site.
2. Erection of protective barrier as indicated in Appendix 4: Tree Protection Plan.
3. No material storage should take place in protected areas.
4. No mixing of cement-based or other building materials should take place within the root protection area, no storage of fuels should take place within this area.
5. The tree protection must remain in place until work is completed and there is no risk to the RPAs
6. Once construction has been completed and the landscaping phase is complete the protective fencing may be removed.

B. PROTECTIVE FENCING

1. Once erected all protective fencing will be regarded as sacrosanct and will remain in place until the completion of the construction phase. It shall not be removed, relocated or breached at any time without consultation with the project arboriculturist.
2. Protective measures will be constructed of barriers fit for the purpose of excluding construction activity from root protection areas. An example of a barrier is shown in Appendix 5.
3. Signs will be affixed to every third panel stating 'Tree Protection Area Keep Out'. See Appendix 5 for example of signage.
4. All barriers will be securely affixed to avoid movement of the barrier during the construction phase.
5. Indicative positions for rigid protective barriers are indicated in solid orange and for flexible barriers in dashed orange on Appendix 4: Tree Protection Plan.
6. For the sections shown in solid orange shown in Appendix 4 should be formed from Heras panels with additional bracing as shown in Appendix 5.
7. Sections of flexible barrier are shown in dashed orange on Appendix 4 and may be formed from pedestrian barrier mesh secured to driven post or road pins.

Tree protective fencing

Figure 2 Default specification for protective barrier

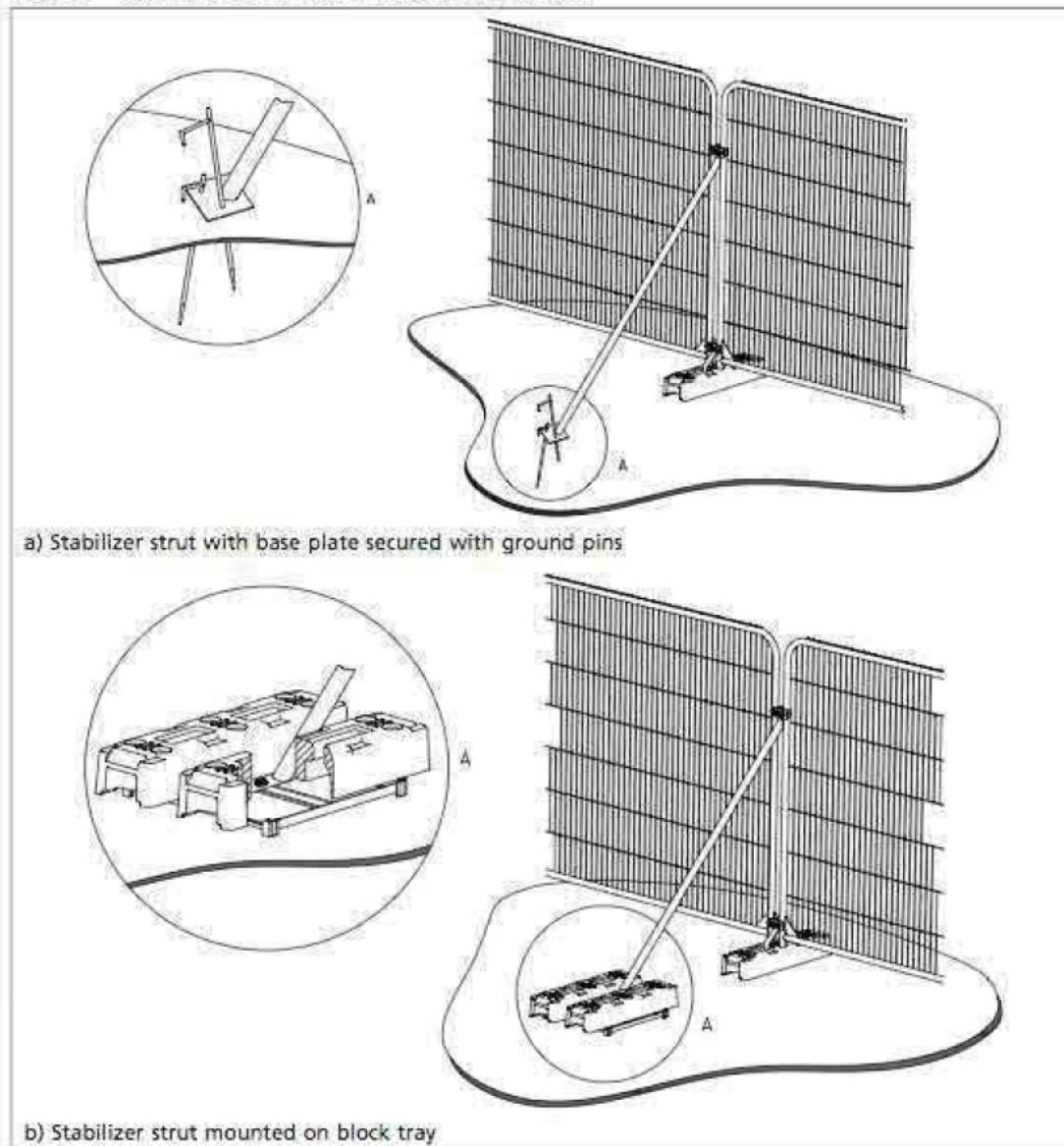


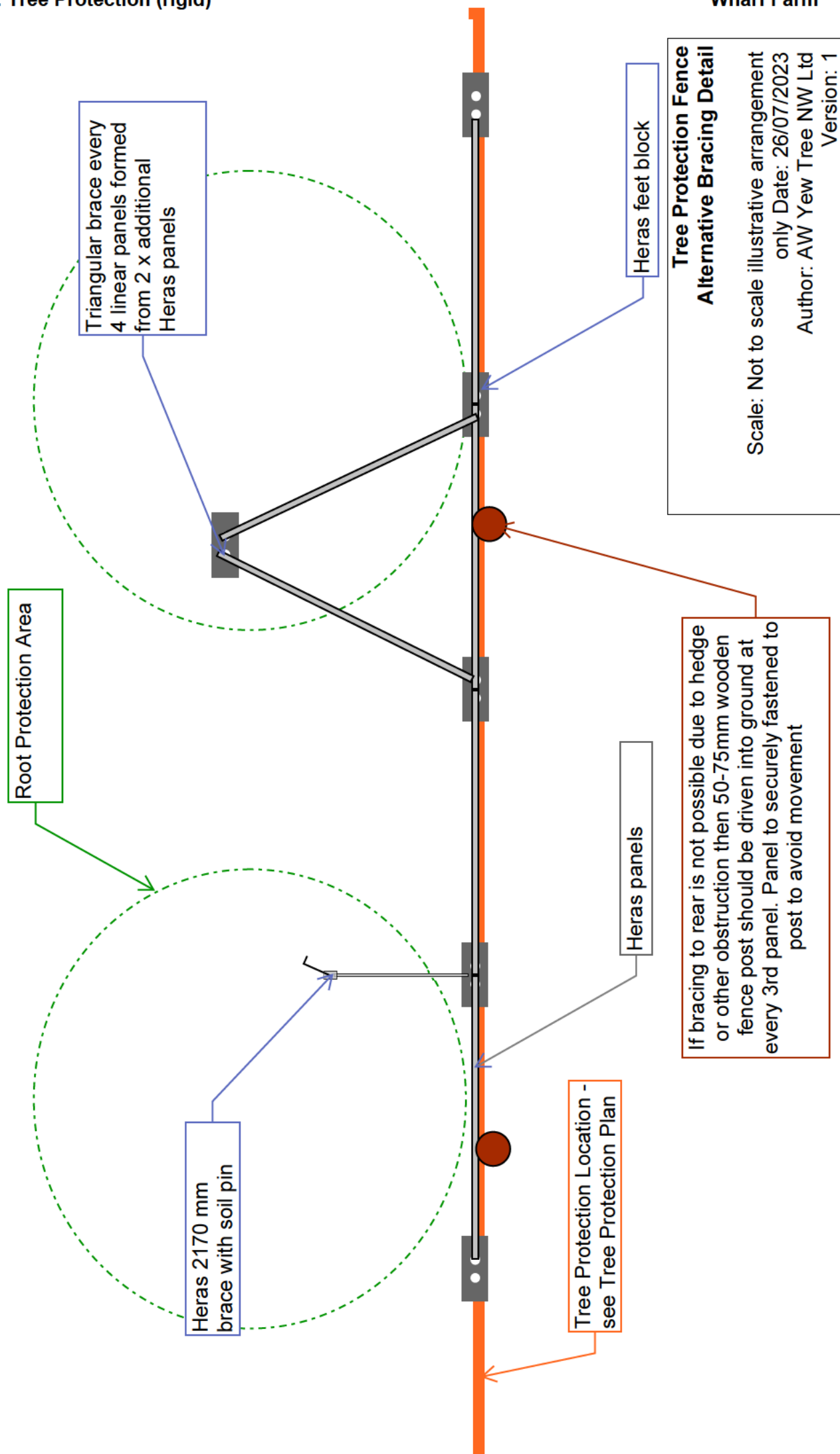
Tree protective fencing

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems



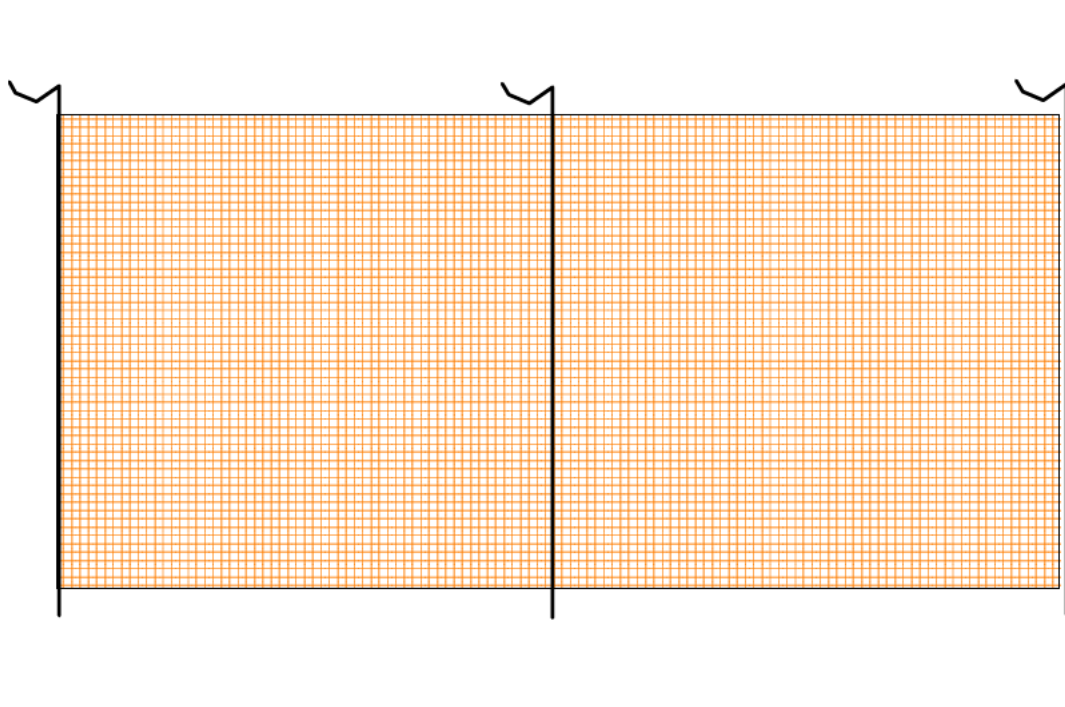




**TREE PROTECTION
AREA
KEEP OUT!**

No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor shall any excavations be undertaken, including for the provision of underground services, without the prior written approval of the Local Planning Authority

Flexible tree protection barrier.



Signage

