



Storage Shed, Pimlico Works, Clitheroe

Arboricultural Impact Assessment

Johnson Matthey

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Basis of Report

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Executive Summary

On behalf of Johnson Matthey Limited, SLR Consulting Limited has carried out a Tree Survey in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction-Recommendations' (BS 5837:2012) on 23rd March 2026.

The survey records all trees within and adjacent to the site, recording a number of parameters including species, crown spread and Root Protection Area (RPA).

Section 3 of BS 5837 defines the RPA as the area of ground around a tree '*where the protection of the roots and soil structure is treated as a priority*'. The extent of the RPA is calculated in accordance with BS 5837:2012 and is an important metric for understanding the impact a proposal will have on tree removal and retention and how to protect those trees retained.

The survey recorded:

- three individual category B trees.
- two category B tree groups.

The following general principles should be applied when considering development within the site:

- Category 'A' trees are of high quality and value and should be retained.
- Category 'B' trees are of moderate quality and value and should be considered for retention where possible, although care should be taken to avoid misplaced retention. Any scheme should consider the retention and protection of trees, but also the tree's future growth.
- Category 'C' trees are of low quality and value and should not place a constraint on the proposals.
- From an arboricultural point of view, the Category 'U' trees cannot realistically be considered for retention as a living tree in the context of the current land use due to their low life expectancy of less than 10 years in their current poor condition.

Whilst it is recommended that all effort should be made to retain trees of high and moderate value (categories A and B respectively). Trees of low value and those unsuitable for retention (categories C and U respectively) should not be seen as a constraint to the development, however it should be noted that trees of low value can still provide important landscape and ecological benefits especially where they are young trees that may well increase in value as they age.

A desk study found that:

- No trees within the site are protected by a Tree Preservation Order (TPO).
- The site is not located within or adjacent to a Conservation Area.
- No part of the site contains or is within 15m of any woodland listed on the Ancient Woodland Inventory.
- No trees within or adjacent to the site boundary appeared within the Ancient Tree Inventory. SLR's qualified arboriculturists did not identify any trees, during survey, which they considered ancient or veteran (as defined within NPPF Annex 2, Dec 2023).

The proposed development will require:

- the removal of no trees



- the construction of the proposed development will require a temporary incursion into the RPA of two category B tree groups.
- minor pruning works to the eastern canopy of tree G1b to provide clearance for the installation of external cladding.

It is considered the incursions into the RPA are fully mitigable through the use of appropriate ground protection measures.

It is considered that the extent of tree works required will not have a significant negative impact on the health or amenity value of these trees.

All remaining trees are to be retained.



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Acronyms and Abbreviations

AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
CEZ	Construction Exclusion Zone
DBH	Diameter at Breast Height
RPA	Root Protection Area
TCP	Tree Constraints Plan
TPO	Tree Preservation Order
TPF	Tree Protection Fencing
TPP	Tree Protection Plan

Glossary of Arboricultural Terms

Ancient or Veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Bark: A term usually applied to all the tissues of a woody plant lying outside the vascular cambium.

Buttress zone: The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of their junction.

Canker: A lesion formed by the death of bark and cambium often due to fungal or bacterial infection.

Condition: An indication of the physiological vitality of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree.

Conservation Area: A designated area that requires notice (currently six weeks) to be given to the local planning authority prior to the commencement of any tree works.

Crown/Canopy: The main foliage bearing section of the tree.

Crown lifting: A term used to describe the removal of limbs and small branches to a specified height above ground level.

Deadwood: Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard.

Dieback: The death of parts of a woody plant, starting at shoot-tips or root-tips.

Epicormic: epicormic refers to fast growing, weakly attached shoots/branches that often grow as a response to stress factors upon a tree or branch. These buds remain inactive under normal conditions but can sprout when the tree experiences stress, damage, or increased light exposure—such as after pruning, fire, or canopy loss.

Habit: The overall growth characteristics, shape of the tree and branch structure.



Hazard beam: An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting.

Minor deadwood: Dead wood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree.

Notable: Notable trees are usually mature trees which may stand out in the local environment because they are large in comparison with other trees around them

Pollarding: is the removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.

Primary branch: A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

Pruning: The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs.

Snag/stub: In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point.

Stem/s: The main supporting structure/s, from ground level up to the first major division into branches.

Topping: In arboriculture it is the removal of the crown of a tree, or of a major proportion of it.

TPO: Tree Preservation Order. A Tree Preservation Order prohibits the topping, lopping, damaging, wilful destruction and uprooting of the trees covered by the TPO without the local planning authority's written consent. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.



1.0 Introduction

1.1 Purpose of the report

On behalf of Johnson Matthey Limited, SLR Consulting Limited has undertaken a tree survey of the Clitheroe Storage Shed site within the Pimlico Works, Clitheroe and prepared an Arboricultural Impact Assessment. The report has been produced with reference to 'BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations' (BSI, 2012).

1.2 Methodology and Scope

The tree survey was conducted in line with the methodology detailed within BS 5837:2012 and included all trees within the proposed development boundary and adjacent off-site trees where there is potential for development within the site to cause direct impact. The data recorded is shown in Appendix A (Tree Survey Schedule) and methodology used is summarised in Tables A-1 (Tree Survey Schedule Key) and A-2 (Cascade Chart of Tree Quality Assessment (Taken from BS 5837:2012)).

The tree survey data has been used to produce Tree Constraints Plans (TCP) (Appendix B). This depicts the Root Protection Area (RPA) and canopy constraints posed by the arboricultural features within the survey area.

Trees are recorded as the following arboricultural features: individual trees, tree groups, woodlands or hedgerows. In accordance with paragraph 4.4.2.3 of BS 5837:2012, trees that *“form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture) have been recorded as groups.*

The locations of all arboricultural features illustrated on the TCP have been based estimated on on-site measurement.

1.2.1 Categorisation of Arboricultural Features

In accordance with BS 5837:2012, all arboricultural features have been categorised as A, B, C or U, categories A to C are also categorised for their quality within the three subcategories of 1 (Arboricultural), 2 (Landscape) and/or 3 (Cultural). A description of each category can be found in Table A-2 (Cascade Chart of Tree Quality Assessment) of Appendix A.

The trees illustrated by the TCP are presented in line with 'Table 2: Identification of tree categories' of BS 5837:2012, reproduced below.

Table 1-1: Colour Coding of BS 5837:2012 Categories

Category	Colour	RGB Code
U	Dark red	127-000-000
A	Light green	000-255-000
B	Mid blue	000-000-255
C	Grey	091-091-091

1.2.2 Root Protection Areas (RPA)

The RPA provides a notional circular buffer around a tree, based on the stem diameter measured at 1.5m (also known as Diameter at Breast Height (DBH) above ground level in accordance with Annex C of BS 5837:2012.



BS 5837:2012 defines the RPA as representing “*the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.*”

However, this is not necessarily representative of the full extent of a tree’s root system e.g., the roots may extend beyond the RPA boundary on one side and remain inside it on the opposite, dependent on ground conditions and/or other pre-existing site conditions. The root network extent is dependent on many factors including species, age, soil conditions, topography and exposure etc.

The RPA illustrated for tree groups and woodland have been calculated based on the maximum stem diameter taken for tree groups, and the maximum stem diameter for trees along the edge of woodland.

BS 5837 acknowledges that the following factors will influence the extent of root growth and subsequent RPA:

- past or existing site conditions, e.g. the presence of roads, structures and underground apparatus).
- topography and drainage.
- soil type and structure.
- the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

In accordance with paragraph 5.2.1 of BS 5837:2012, the TCP illustrates the RPA of category A, B and C trees only. It should be noted that although category U trees are defined as “*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*” they may provide conservation, heritage or landscape value, and be desirable to retain where issues concerning their safety can be appropriately managed.

Where applicable, the RPA for trees identified as Veteran have been calculated in accordance with current standing advice ([Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK](#)) which states: “*the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter.*”

In accordance with the above standing advice, a 15m RPA has been applied to all ancient woodland.

1.3 Limitations and Assumptions

Limitations to the tree survey include the following key points:

- No soil survey data is included in this report.
- No data for individual trees within surveyed groups was recorded. An exception to this is when a tree was deemed notable within a group.
- Where access was restricted, tree measurement data has been estimated. This has been indicated within the Tree Survey Schedule (Appendix A) with the use of an ‘#’ next to the tree number.
- The health and condition of trees can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report is based on the observed health and structural condition of the trees at the time of survey by suitably qualified inspectors. The health, condition and safety of trees should be checked on a basis commensurate with the level of risk and preferably on an annual



basis, as recommended in Common Sense Risk Management of Trees (National Tree Safety Group, 2024). The tree survey conducted for this report is not a tree health and safety survey and should not be used as such.

- A search for symptoms of disease, parasites, or fungi that may be affecting trees was undertaken as part of the survey and noted where identified. However, symptoms are not always apparent, therefore it is possible that trees affected by disease / parasites / fungi are present within the survey area but could not be identified by surveyor.
- Where the main trunks of trees have limited access due to dense vegetation, epicormic growth or are ivy (*Hedera helix*) clad, a full inspection of the tree(s) was not possible. As such, the category grading for these trees should be considered provisional. Further inspection may be necessary following the removal of the obstruction.
- Where tree groups have been identified, their Root Protection Area (RPA) has been recorded based on the maximum sized tree in the group, as such, the group RPA may exceed the that of some individual trees within the group. Further detailed inspection of the individual trees forming a group may be required where development impacts upon the group.
- Where woodlands or large groups of trees are present, the survey has been limited to those trees within influencing distance of the site boundary that could potentially be affected by the proposed development. This would typically include trees within 15 metres of the site boundary. However, in line with best practice, ancient or veteran trees located beyond this distance have also been considered where there is potential for direct or indirect impacts.
- The identification of veteran trees is limited to the definition within NPPF Annex 2 only and have classified using RAVEN 2 (Recognition of Ancient, Veteran & Notable trees, Forbes-Laird Arboricultural Consultancy). Trees meeting the definition of 'veteran' as defined within the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are not recorded. Trees meeting the definition of 'veteran' as defined within the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are not recorded.



2.0 General Arboricultural Principles

2.1 General Principles

Trees are dynamic living organisms which provide essential benefits to society and the wider environment. Any proposed development with the potential to impact on trees must take into consideration the value of trees on site, the impact of any proposed activity, and any potential future conflicts on the site. Suitable measures to safeguard retained trees or mitigate the loss of trees (to be removed) will need to be fully considered and may be subject to a condition of planning consent.

Tree branches and roots frequently grow across site boundaries and off-site trees can pose a constraint and should be carefully considered when assessing the developable space within a site.

2.2 Below Ground Constraints

Tree roots and the soil environment in which they grow need to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients, and the storage of energy (carbohydrates) for the future growth and function of the tree.

Roots can be damaged by physical severance or wounding (e.g., following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising the soil level can compact the soil and create soil unsuitable for root growth. Toxic materials discharged into the soil (such as cement based aggregates, fuel and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long-term impacts for tree health.

The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

The RPA is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. This area is deemed to be particularly important for tree stability, growth, function and health. However, roots may extend far greater distances, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water and nutrients). It is accepted that tree roots grow predominantly near the surface, with 80-90% being located in the upper 60cm of soil, however, roots may develop at deeper levels where conditions allow.

The RPA of the existing tree stock is an important material consideration when assessing site constraints and planning development activities. The default position should be that all development, including any associated services will occur outside the RPAs of retained trees. Where this is unavoidable, it may be appropriate to use special measures to install structures, services or surfacing within RPAs which allow the protection of roots and soil structure which are essential for tree growth and keep any incursion to a minimum. Further steps to improve or increase the useable rooting area available to the tree may also be required.

2.3 Soils

On shrinkable clay soil, tree growth can lead to the differential movement of structures as moisture is removed from the soil during the growing season. Soils must be carefully



assessed. Where trees which predate existing structures are to be removed, this can result in heave as the soils are re-wet.

The advice of a suitably qualified engineer should be obtained to inform any potential issue of heave. Specific advice in relation to this issue is beyond the scope of this report.

2.4 Above Ground Constraints

Tree stems and branches can restrict available space on a development site. Damage or wounding (including excessive pruning) can significantly reduce the amenity contribution of the tree and may lead to the development of dysfunction and decay, with significant long-term implications for tree health. The future impact of existing trees should be carefully considered, including individual species characteristics (such as potential future size, fruit fall, shade etc.) and how the tree will interact with any proposed development and future land use. Annual tree growth can lead to direct damage if stems/branches (or roots) come into physical contact with structures and this should also be taken into consideration.

2.5 Trees and Risk in the Context of Development

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate.

Further guidance is available from the National Tree Safety Group (<https://ntsgroup.org.uk/>)

The tree survey carried out as the basis of this report is primarily for planning purposes, focusing on the quality and benefits of the trees and is not specifically designed to assess the safety of the trees identified. However, when obvious issues have been identified recommendations have been included in the Tree Survey Schedule (Appendix A).

The Construction (Design and Management) Regulations (2015) states that developers and contractors have responsibilities for health and safety as a result of their actions. Should trees be left in an unstable or hazardous condition the Health and Safety Executive (HSE) could seek to prosecute those responsible along with the potential for further civil claims for damages.

2.6 Trees and Wildlife

Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside Rights of Way Act (2000) and the Conservation of Habitats and Species Regulations (2017), in particular the presence of bats and nesting birds. It is recommended that wherever possible, significant tree/hedgerow works take place outside of the typical bird nesting season, typically March to August (inclusive), but this may vary regionally and advice from a suitably qualified ecologist should be sought. The advice of a suitably qualified ecologist is also recommended in relation to any potential impacts on protected species.



3.0 Planning and Legal Considerations

3.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. In respect to trees, the NPPF includes the following paragraphs

Paragraph 187 states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

Paragraph 193 states:

'When determining planning applications, local planning authorities should apply the following principles:

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....'

3.2 Town and Country Planning Act

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order or other statutory designation) is therefore a material consideration.

In planning terms lower quality trees can generally be removed to facilitate development where their loss can be mitigated with replacement tree planting or where no replacement planting is necessary. This is likely to apply to C category and U category trees where there are no other constraints in place (e.g., ecological or heritage). Whereas higher quality trees (A and B category) should be retained and protected wherever possible; however, in some cases it may also be feasible to remove trees of this quality where there is no reasonable alternative and where the benefit of the development outweighs the impact of the loss of the tree(s).

Prior to the removal of the trees or groups listed in this report, or any tree surgery works being undertaken, it is essential that the trees are assessed again for legal protected status. These include Tree Preservation Orders, Conservation Areas, Sites of Special Scientific Interest (SSSI), locally or nationally designated sites, designed landscapes and ancient woodland.

Works (either above or below ground) to trees protected by Tree Preservation Order or within a Conservation Area is an offence under the Town and Country Planning Act 1990 (as amended), and in the Town and Country Planning (Tree Preservation) (England) Regulations 2012 and Section 192 of the Planning Act 2008.

3.3 Tree Preservation Orders

The following acts are relevant to Tree Preservation Orders:

- Town and Country Planning Act 1990 (as amended).
- Town and Country Planning (Tree Preservation) (England) Regulations 2012.



- Planning Act 2008.
- Localism Act 2011.

A Tree Preservation Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the Local Planning Authority's written consent. If consent is given, it can be subject to conditions which have to be followed. The cutting roots is also a prohibited activity and requires the Local Planning Authority's consent.

Penalties for committing an offence under Section 210(2) of the Town and Country Planning Act 1990 provides that anyone found guilty of these offences is liable, if convicted in the magistrates' court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine. Section 210(3) provides that, in determining the amount of fine, the court shall take into account any financial benefit which has resulted, or is likely to result, from the offence.

There is also a duty requiring landowners to replace a tree removed, uprooted or destroyed in contravention of a Tree Preservation Order.

Anyone found guilty in the magistrates' court of an offence under section 210(4) is liable to a fine of up to Level 4 (currently £2,500).

3.4 Conservation Areas

Trees in a Conservation Area that are not protected by a Tree Preservation Order are protected by the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.

The authority then has six weeks to respond. Objections to the works will lead to a Tree Preservation Order being placed on tree groups or individual trees.

Anyone who cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree in a Conservation Area (if that tree is not already protected by an Order), or causes or permits such work, without giving a Section 211 notice (or otherwise contravenes Section 211 of the Town and Country Planning Act 1990) is guilty of an offence, unless an exception applies. The same penalties as those for contravening a Tree Preservation Order apply.

3.5 Felling Licence

The felling of trees is regulated in England by the Forestry Act 1967 (the Act). Forestry England (FE) is the government regulator that enforces the provisions of the Act.

The felling of growing trees in England is restricted under section 9 of the Act. It requires that felling is either authorised by a felling licence issued by the FE or the felling activity is exempt from the need for a licence.

There are many exceptions to the need for a licence, based on the type of the tree, the location of the tree, the size of the tree, the nature and scope of the felling activity and the person responsible for the felling. These are primarily set out in section 9 of the Act as well as the Forestry (Exceptions from Restriction of Felling) Regulations 1979.

The most relevant exemption is;

'Section 9-Requirement of licence for felling (1) A felling licence granted by the appropriate forestry authority shall be required for the felling of growing trees, except in a case whereby or under the following provisions of this Part of this Act this subsection is expressed not to apply...



(d) is immediately required for the purpose of carrying out development authorised by planning permission granted or deemed to be granted under the Town and Country Planning Act 1990 or the enactments replaced by that Act, or under the Town and Country Planning (Scotland) Act 1997.'

Advice from a suitably qualified arboriculturist should be sought before any felling takes place on site.

The granting of permission to remove trees covered by a Tree Preservation Order by the Local Planning Authority does not remove the need to obtain a felling licence from the Forestry Commission if more than 5m³ of timber are to be felled in a calendar quarter and none of the exemptions apply.



4.0 Tree Survey

4.1 Desk Study

4.1.1 Tree Preservation Orders

A Tree Preservation Order check was conducted using the Ribble Valley Borough Council website¹ on 5th May 2026 to identify the presence of any Tree Preservation Order within or immediately adjacent to the survey area.

This check confirmed that there are no trees within or adjacent to the site that are covered by a Tree Preservation Order.

4.1.2 Conservation Areas

A Conservation Area check was conducted using the Ribble Valley Borough Council website² on 5th May 2026 to identify the presence of Conservation Areas within the survey area.

This check confirmed that the site is not located within, or immediately adjacent to a Conservation Area.

4.1.3 Ancient Woodland

The current standing advice³ of Natural England and Forestry Commission on the making of planning decisions states that ancient woodland is a '*material planning consideration*'. This includes not only ancient woodland, but also including wood pasture identified as ancient.

The Ancient Woodland and Wood Pasture and Parkland Inventories⁴ were checked on 5th May 2026 for the presence of these habitats within or adjacent to the study area.

No part of site contains, or is within 15m of any woodland, wood pasture or parkland identified as '*ancient*' within the inventory.

4.1.4 Ancient and Veteran Trees

The Ancient Tree Inventory⁵ was reviewed on 5th May 2026 for the presence of verified veteran/ancient trees within the survey area. National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2024) refers to veteran trees as "*irreplaceable habitat*" which due to their "*age, size and condition, is of exceptional biodiversity, cultural or heritage value*".

No trees within or adjacent to the site boundary appeared within this inventory. SLR's qualified arboriculturists did not identify any trees, during survey, which they considered ancient or veteran (as defined within NPPF Annex 2, Dec 2024).

4.2 Field Survey

The site was visited and surveyed by a qualified SLR arboriculturist on 23rd March 2026.

¹ [List of Tree Preservation Orders \(TPO\) – Ribble Valley Borough Council](#)

² [Conservation and Listed Buildings – Ribble Valley Borough Council](#)

³ [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK](#)

⁴ <https://magic.defra.gov.uk/MagicMap.html>

⁵ <https://ati.woodlandtrust.org.uk>



4.2.1 General Site Observations

The site is located within the Pimlico Works industrial site and as such is predominantly hard surfacing and industrial buildings. To the west of the proposed development site is an area of woodland along the site boundary with an informal footpath which is surfaced with stone. This footpath extends from the southern edge of the site to the western boundary of the industrial site, between the adjacent woodland.

The woodland to the immediately to the west of the development site has been subject to historic land raising and as such some of the trees are growing in sub-optimal conditions with the bases of stems below ground level.

4.2.2 Tree Survey Results

The full findings of the tree survey are presented in the Appendix A (Tree Survey Schedule) and Appendix B (Tree Constraints Plans).

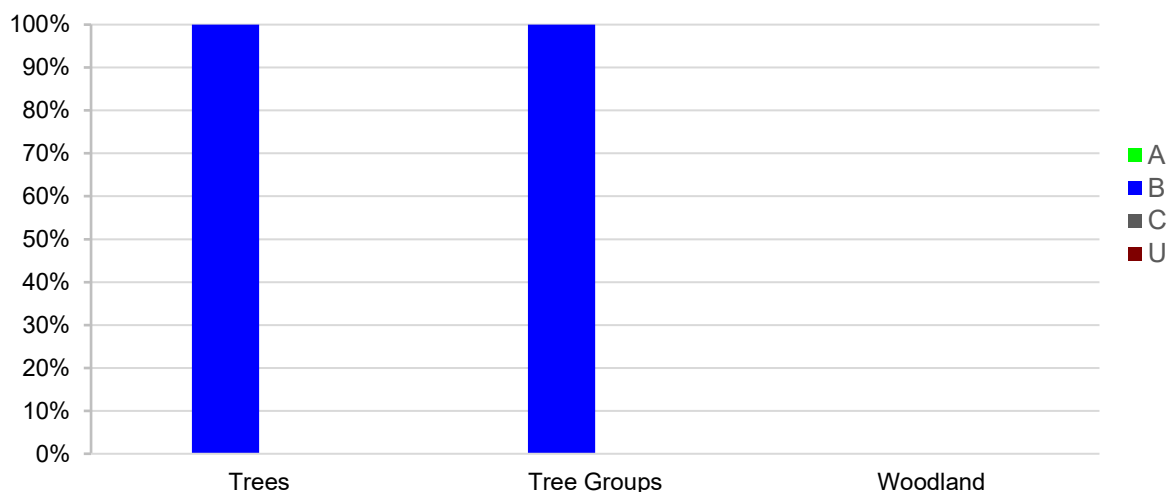
Table 4-1 below provides a summary of the numbers of arboricultural features recorded within each BS 5837 category.

Table 4-1: Arboricultural Features by BS 5837:2012 Category

Category	Trees	Tree Groups	Woodland	Hedgerows	Totals
A	0	0	0	N/A	0
B	3	2	0	N/A	5
C	0	0	0	N/A	0
U	0	0	0	N/A	0
Totals	3	2	0	0	5

Figure 4-1 below provides a graphical summary of the BS 5837:2012 categories for each feature (trees, tree groups, woodland and hedgerows) recorded during the survey.

Figure 4-1: Summary of BS 5837:2012 Categories by Arboricultural Feature



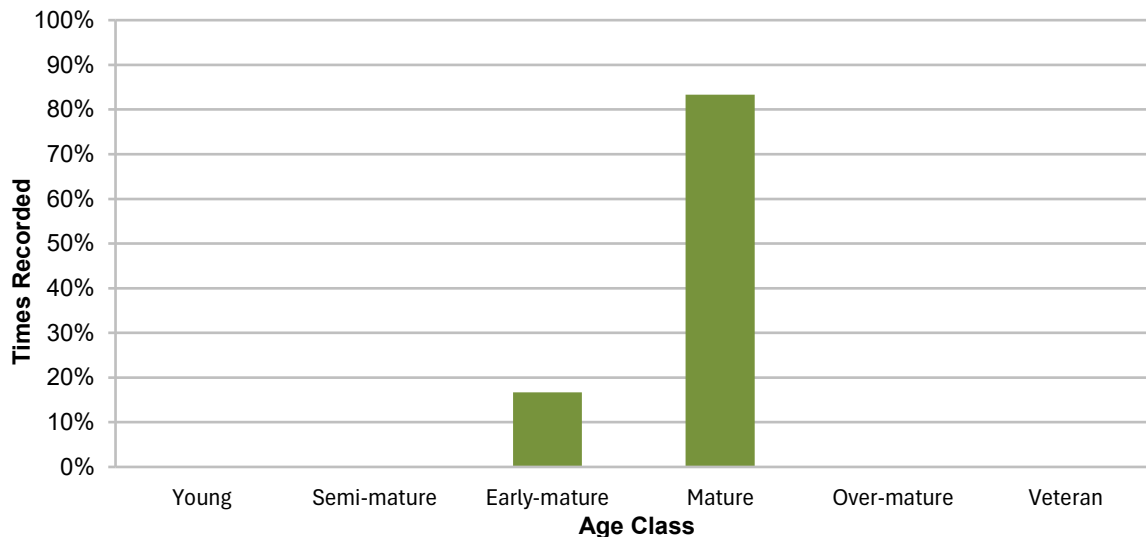
The following general principles should be applied when considering development within the site:

- Category 'A' trees are of high quality and value and should be retained.
- Category 'B' trees are of moderate quality and value and should be considered for retention where possible, although care should be taken to avoid misplaced retention. Any scheme should consider the retention and protection of trees, but also the tree's future growth.
- Category 'C' trees are of low quality and value and should not place a constraint on the proposals.
- From an arboricultural point of view, the Category 'U' trees cannot realistically be considered for retention as a living tree in the context of the current land use due to their low life expectancy of less than 10 years in their current poor condition.

4.2.2.1 Age Class Diversity

The age diversity of features recorded during the survey is illustrated in Figure 4-2 below. It should be noted that this includes for features such as groups and woodland where more than one age class may be present.

Figure 4-2: Summary of BS 5837:2012 Age Classes



5.0 Arboricultural Impact Assessment

The Arboricultural Impact Assessment (AIA) sets out the direct and indirect impacts of the proposed development on the trees on or immediately adjacent to the site and provides suitable mitigation measures to allow for the successful retention of all the retained trees or to compensate for trees to be removed, where appropriate.

5.1 Proposed Development

The proposals for the site are for the construction of a single skinned steel structure to be used as a storage building.

5.2 Trees to be Removed

No trees are to be removed to facilitate the Proposed Development.

5.3 Trees Works

Minor pruning works are likely to be required to facilitate access for works to the western side of the proposed development.

All tree work is to follow the recommendations of BS 3998: 2010 Tree Work – Recommendations and must be carried out by suitably qualified and insured contractors. The Arboricultural Association provides a list of contractors who meet these requirements which can be found at www.trees.org.uk.

It is considered that this level of pruning will not have a significant negative impact on the health or amenity of the trees in question.

Johnson Matthey Clitheroe (JMC) conduct regular full-site patrols by Security and Site Facilities that are intended to identify not only Security concerns but also safety / site maintenance concerns, such as dangerous trees. If identified, JMC would attend to the trees of concern within a timeframe proportionate to the risk posed. Area exclusion would be effectively immediate, with barriers and site communications indicating the exclusion zone and reasons for exclusion. Remediation works would again be carried out with the appropriate degree of urgency by a qualified tree specialist. JMC had a full site tree safety survey carried out in November 2025, with remedial actions being logged and planned. This is an example of the approach that JMC take towards managing the impact of trees on life and property safety on site

5.4 Temporary Incursions into the RPA of Retained Trees

The proposed development is located on an area of existing concrete surfacing, however, it is considered that temporary site access will be required to the south and west to undertake external works. The recorded in the Tree Schedule (Appendix A) will require a temporary incursion into their RPA to facilitate the works.



5.5 Summary of Trees Removal and Tree Works

The tables below provide a summary of the trees to be removed and any tree works, or other mitigation works required, as illustrated on the Tree Protection Plans (Appendix C).

Table 5-1: Summary of Tree Removals, Incursions in RPA and Tree Works

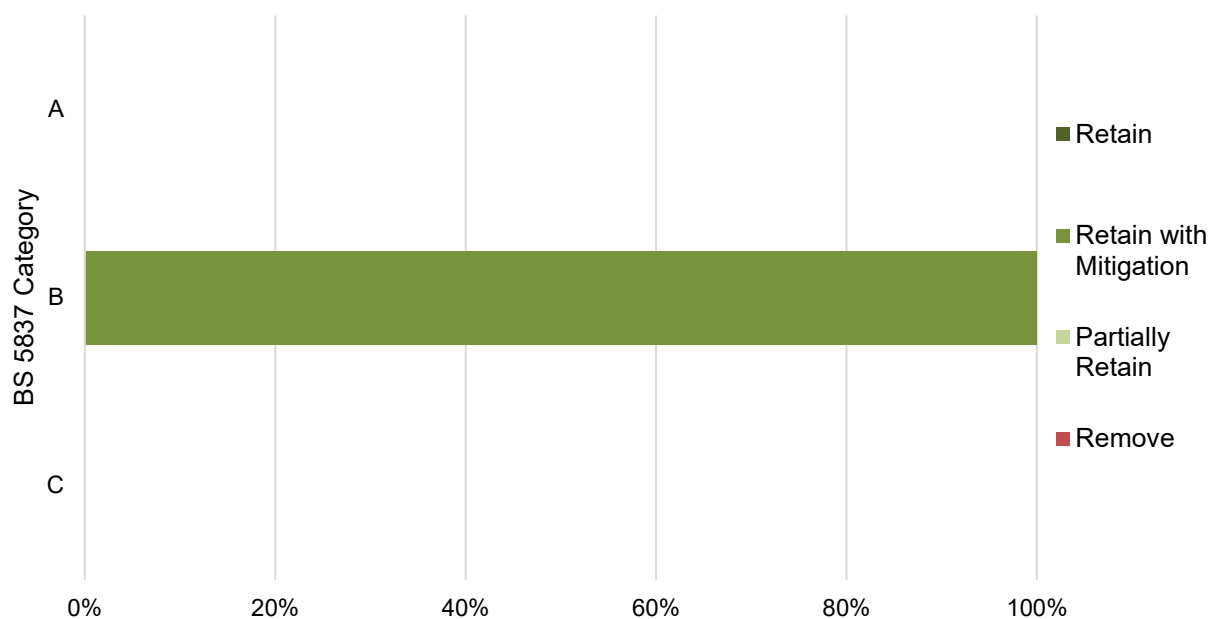
Ref	Impact	Comments	Category
G1	Incursion into RPA	Temporary incursion into theoretical RPA during construction phase only. Temporary ground protection measures to be implemented	B2
G1a	Incursion into RPA	Temporary incursion into theoretical RPA during construction phase only. Temporary ground protection measures to be implemented	B2
G2	Incursion into RPA	Temporary incursion into theoretical RPA during construction phase only. Temporary ground protection measures to be implemented	B2
G2a	Incursion into RPA	Temporary incursion into theoretical RPA during construction phase only. Temporary ground protection measures to be implemented	B2
G2b	Incursion into RPA	Temporary incursion into theoretical RPA during construction phase only. Temporary ground protection measures to be implemented	B2

Table 5-2: Summary of Impacts

	Category	Retain	Retain with Mitigation	Partially Remove	Remove
Trees	A	0	0	0	0
	B	0	3	0	0
	C	0	0	0	0
	U	0	0	0	0
	Sub-totals	0	3	0	0
Groups	A	0	0	0	0
	B	0	2	0	0
	C	0	0	0	0
	U	0	0	0	0
	Sub-totals	0	2	0	0
Woodland	A	0	0	0	0
	B	0	0	0	0
	C	0	0	0	0
	U	0	0	0	0
	Sub-totals	0	0	0	0
Hedgerows	N/A	0	0	0	0
	Total	0	5	0	0



Figure 5-1: Summary of Impacts



6.0 Conclusions

The desk study found that:

- No trees within the site are protected by a Tree Preservation Order (TPO).
- The site is not located within or adjacent to a Conservation Area.
- No part of the site contains or is within 15m of any woodland listed on the Ancient Woodland Inventory.
- No trees within or adjacent to the site boundary appeared within the Ancient Tree Inventory. SLR's qualified arboriculturists did not identify any trees, during survey, which they considered ancient or veteran (as defined within NPPF Annex 2, Dec 2023).

The BS 5837:2012 compliant tree survey conducted on 23rd March 2026, recorded:

- Three individual category B trees.
- Two category B tree groups.

It is recommended that all effort should be made to retain trees of high and moderate value (categories A and B respectively). Trees of low value and those unsuitable for retention (categories C and U respectively) should not be seen as a constraint to the development, however it should be noted that trees of low value can still provide important landscape and ecological benefits especially where they are young trees that may well increase in value as they age.

6.1 Summary of Arboricultural Impacts

The proposed development will require:

- the removal of no trees
- the construction of the proposed development will require a temporary incursion into the RPA of two category B tree groups.
- minor pruning works to the eastern canopy of tree G1b to provide clearance for the installation of external cladding.

It is considered the incursions into the RPA are fully mitigable through the use of appropriate ground protection measures.

It is considered that the extent of tree works required will not have a significant negative impact on the health or amenity value of these trees.

All remaining trees are to be retained



7.0 References

British Standards Institution (BSI). 2010. *BS 3998:2010. Trees Work – Recommendations*. London: British Standards Institution. 3rd ed. London: British Standards Institution.

British Standards Institution (BSI). 2012. *BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations*. 4th ed. London: British Standards Institution.

DLUHC, 2024 *National Planning Policy Framework*. London: HMSO.

Forestry Commission. 2023. *Tree Felling – Getting Permission*.

Lonsdale, D., 1999. *Principles of tree hazard assessment and management*. London: TSO.

Mattheck, C. and Breloer, H., 1994. *The body language of trees*. London: Stationery Office.

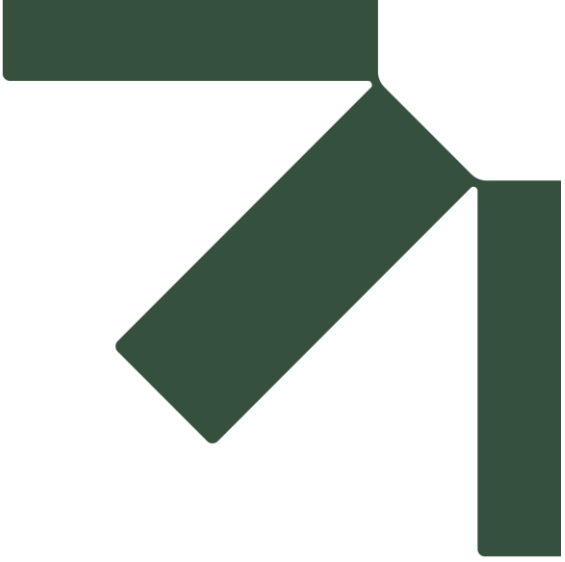
Ministry of Housing, Communities and Local Government. 2014. *Tree Preservation Orders and Trees in Conservation Areas*. [Tree Preservation Orders and trees in conservation areas - GOV.UK](#)

Natural England and Forestry Commission, 2022. *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions*. [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK](#)

NJUG, 2007. *Volume 4 - Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*.

National Tree Safety Group. 2024. *Common sense risk management of trees*.





Appendix A Tree Survey Schedule

Storage Shed, Pimlico Works, Clitheroe

Arboricultural Impact Assessment

Johnson Matthey

SLR Project No.: 440.021346.00001

May 2026

Table A-1: Tree Survey Schedule

Ref	Species Botanical name (Common Name)	Height (m)	Stem Diameter (mm)	Canopy Extent (m)				First Significant Branch (m) and Direction	Canopy Clearance Height (m)	Life Stage	Observations	Estimated Remaining Canopy (%)	Category	RPA Radius (m)
				N	S	E	W							
G1	Betula pendula (Silver birch) Tilia sp. (Lime) Acer pseudoplatanus (Sycamore)	13 - 15	500 average#	As illustrated on Tree Constraints Plan. Average canopy spread 5.5m				N/A	2	Early-mature Mature	Sporadic group of trees within area of historically raised landform Trees to eastern edge of particularly poor quality, many leaning to the east Die-back Bark damage to many individuals	40+	B2	12
G1a	Tilia sp. (Lime)	15	500#	6.2	4	6.1	5.2	4 - W	4	Mature	Bifurcated at approximately 4m Tight union with good reaction growth Minor pruning works Growing in historically raised landform, stem not fully visible - not fully surveyed - Monitor	40+	B2	6
G1b	Tilia sp. (Lime)	15	480#	4.75	5	3.5	5.75	3 - SE	4	Mature	Bifurcated at approximately 25m Tight union with good reaction growth Old pruning wounds Minor bark damage Growing in historically raised landform, stem not fully visible - not fully surveyed - Monitor	40+	B2	5.8
G2	Tilia sp. (Lime)	10 - 15	550 average	As illustrated on Tree Constraints Plan. Average canopy spread 6m				N/A	4	Mature	No obvious visible defects	40+	B2	6.6
G2a	Tilia sp. (Lime)	15	590	4.6	6.9	6.4	3.5	3 - S	2.5	Mature	Branch stubs Hanging branch Old pruning wounds Slightly one sided	40+	B2	7.1



Table A-2: Tree Survey Schedule Key

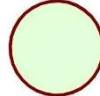
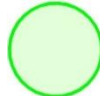
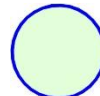
Parameters Assessed	Details
Tree ID	'T' denotes Tree, 'G' denotes Tree Group, 'W' denotes Woodland, 'H' denotes Hedgerow. The original tree survey numbering is shown in brackets.
Species	Botanical and common name.
Height	Measured using a clinometer. Measured to the nearest metre.
Stem Diameter	Measured at 1.5 m above ground level. For multi-stem trees each stem diameter is recorded. For trees with 2-5 stems the overall diameter is calculated by squaring each stem diameter, adding these figures together and square rooting the result. For trees with more than 5 stems the mean stem diameter is squared and multiplied by the number of stems. The result is then square rooted to give the overall diameter. The results of the calculations for multi-stemmed trees are shown in brackets on the schedule. Where the tree is inaccessible due to vegetation or obstacles then the stem diameter has been estimated. For groups and woodlands, the stem diameter shown is the maximum recorded.
RPA Radius	The Root Protection Area (RPA) is calculated using the stem diameter. The RPA is an area equivalent to a circle with a radius 12 times the stem diameter for a single stem tree. BS 5837:2012 limits the maximum RPA to 707 square metres (m²), i.e. equivalent to a circle with a radius of 15m or a square with approximately 26m sides. The RPA of veteran/ancient trees is calculated using the standing advice Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK. this states that the RPA for ancient or veteran trees should be an area equivalent to a circle with a radius at least 15 times the stem diameter or 5m beyond the tree canopy, whichever is the greater. All ancient woodland requires an RPA of at least 15m.
Branch Spread	Measured at the four cardinal points to derive an accurate representation of the crown and is recorded on the tree survey plan. Where the tree is inaccessible due to vegetation or obstacles then the branch spreads have been estimated. Measured to the nearest metre using a laser measurer. Direction measured using a compass.
Life Stage	Young: Newly planted tree 0-10 years. Semi-Mature: Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature: Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) Mature: Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature: Tree beyond the normal life expectancy for the species. Veteran: Tree, which is of interest biologically, aesthetically or culturally because of its condition, size or age.
General Observations	Particularly of structural and / or physiological condition (e.g. the presence of any decay and physical defect) and / or preliminary management recommendations. External features assessed based upon – The Body Language of Trees, Research for Amenity Trees No 4. (Mattheck and Breloer, 1994).



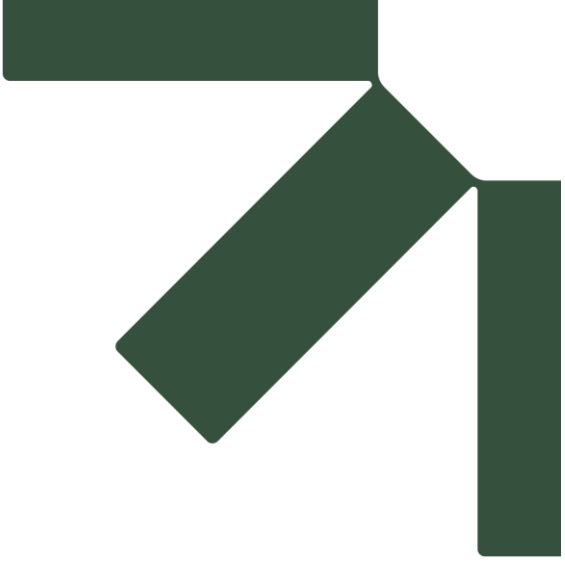
Parameters Assessed	Details
Category Grading	Recorded on the tree survey plans and schedule. See Table A-3 for Cascade Chart for Tree Quality Assessment. British Standard (BS) 5837 (2012), "Trees in relation to design, demolition and construction – Recommendations". Occasionally trees are given more than one category grading, where trees would otherwise be categorised as U, but have identifiable conservation, heritage or landscape value, even though only for the short term, they may be upgraded, although they might be suitable for retention only where issues concerning their safety can be appropriately managed. A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. (Shown as green on the tree survey plans). B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. (Shown as blue on the tree survey plans). 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. (Shown as grey on the tree survey plans). 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. (Shown as red on the tree survey plans). 1 – Mainly arboriculture qualities. 2 – Mainly landscape qualities. 3 – Mainly cultural values, including conservation
Notes	Trees can be grouped if they form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or woodland pasture). The category grading for a group of trees does not necessarily imply that the individual trees within that group are the same grading. The group is viewed as a whole and individual trees within it may have a lower grading.
#	Estimated dimensions
*	Indicates estimated position of tree (not indicated on topographical survey).
**	RPA limited to the maximum diameter of 15m in accordance with BS 5837:2012



Table A-3: Cascade Chart of Tree Quality Assessment (Taken from BS 5837:2012)

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>			
	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)	
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	
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	





Appendix B Tree Constraints Plans

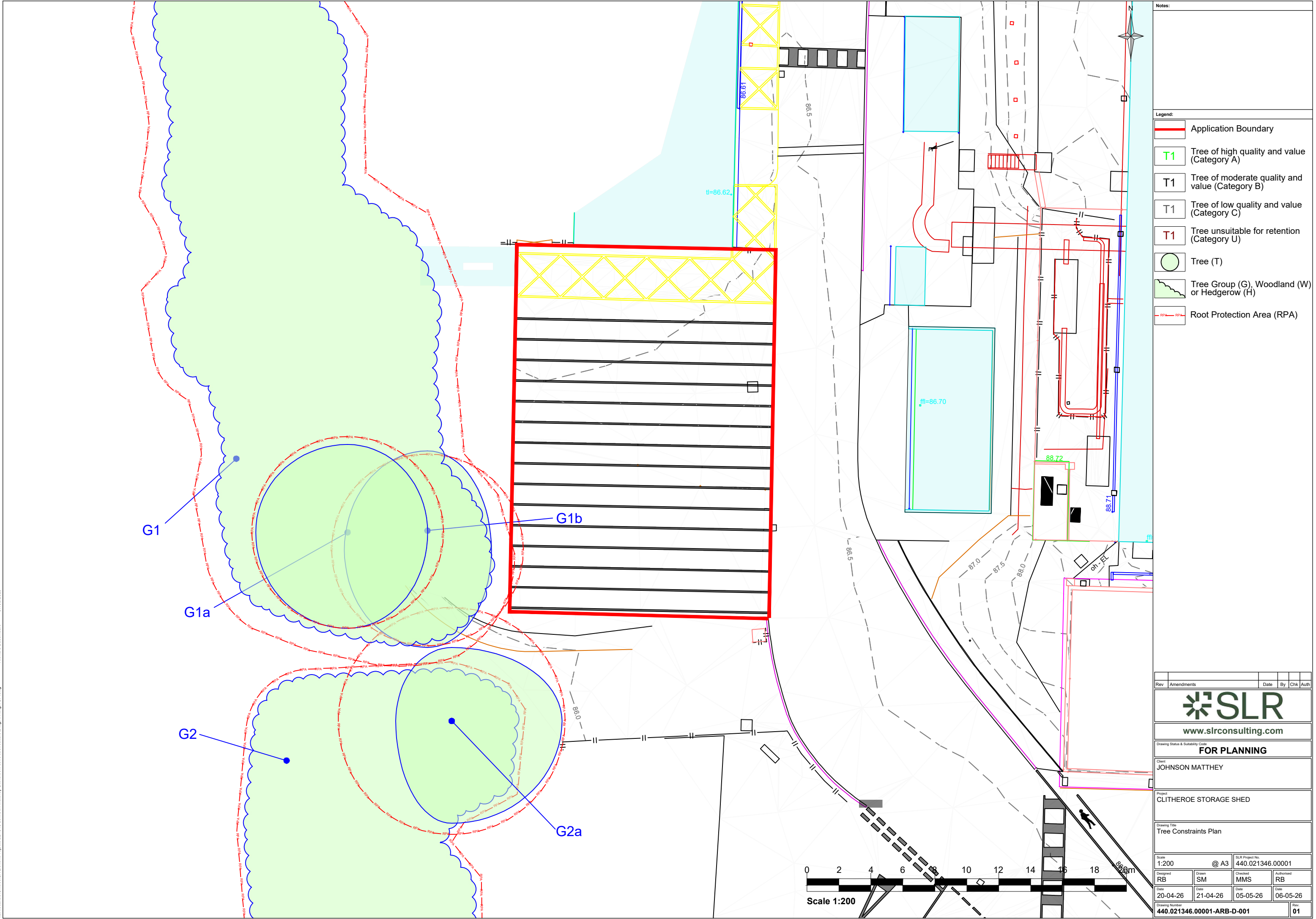
Storage Shed, Pimlico Works, Clitheroe

Arboricultural Impact Assessment

Johnson Matthey

SLR Project No.: 440.021346.00001

May 2026



Notes:

- Legend:
- Application Boundary
 - T1 Tree of high quality and value (Category A)
 - T1 Tree of moderate quality and value (Category B)
 - T1 Tree of low quality and value (Category C)
 - T1 Tree unsuitable for retention (Category U)
 - Tree (T)
 - Tree Group (G), Woodland (W) or Hedgerow (H)
 - Root Protection Area (RPA)

Rev	Amendments	Date	By	Chk	Auth
 www.slrconsulting.com					
Drawing Status & Suitability Code FOR PLANNING					
Client JOHNSON MATTHEY					
Project CLITHEROE STORAGE SHED					
Drawing Title Tree Constraints Plan					
Scale 1:200		@ A3		SLR Project No. 440.021346.00001	
Designed RB	Drawn SM	Checked MMS	Authorised RB		
Date 20-04-26	Date 21-04-26	Date 05-05-26	Date 06-05-26		
Drawing Number 440.021346.00001-ARB-D-001					Rev. 01



Appendix C Tree Protection Plan

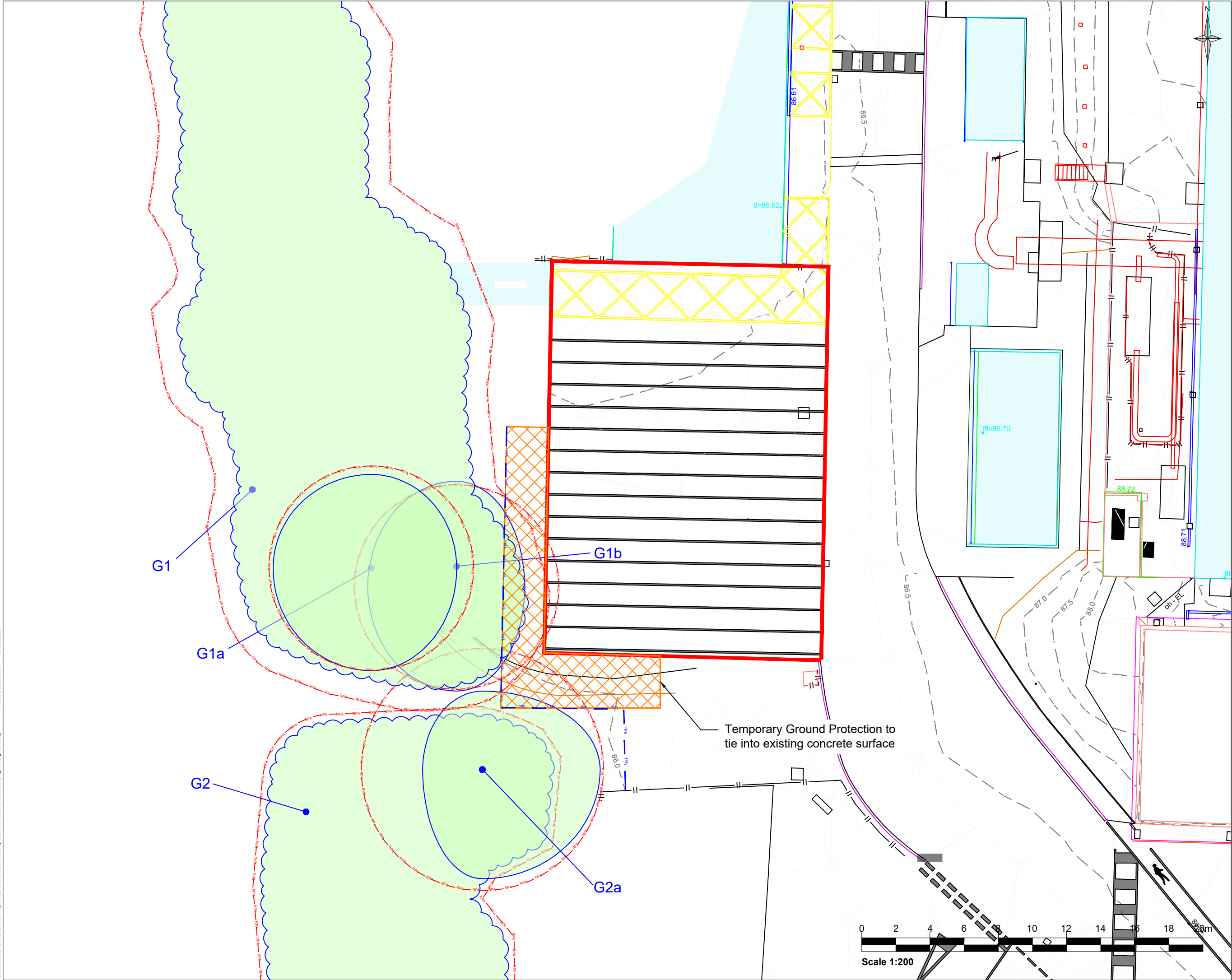
Storage Shed, Pimlico Works, Clitheroe

Arboricultural Impact Assessment

Johnson Matthey

SLR Project No.: 440.021346.00001

May 2026



Notes:

Legend:

- Application Boundary
- T1 Tree of high quality and value (Category A)
- T1 Tree of moderate quality and value (Category B)
- T1 Tree of low quality and value (Category C)
- T1 Tree unsuitable for retention (Category U)
- Tree (T) to be retained
- Tree Group (G) / Woodland (W) to be retained
- Hedgerow (H) to be retained
- RPA Root Protection Area (RPA)
- TPF Tree Protection Fencing (TPF)
- Temporary Ground Protection
- Tree to be removed
- Tree Group (G) / Woodland (W) to be removed

Rev	Amendments	Date	By	Chk	Auth



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Drawing Status & Suitability Code

FOR PLANNING

Client

JOHNSON MATTHEY

Project

CLITHEROE STORAGE SHED

Drawing Title

Tree Protection Plan

Scale	1:200	@ A3	SLR Project No.	440.021346.00001			
Designed	RB	Drawn	SM	Checked	MMS	Authorised	RB
Date	20-04-26	Date	21-04-26	Date	05-05-26	Date	06-05-26
Drawing Number							Rev
440.021346.00001-ARB-D-002							01

Appendix D Preliminary Arboricultural Method Statement

Storage Shed, Pimlico Works, Clitheroe

Arboricultural Impact Assessment

Johnson Matthey

SLR Project No.: 440.021346.00001

May 2026



D.1 Overview

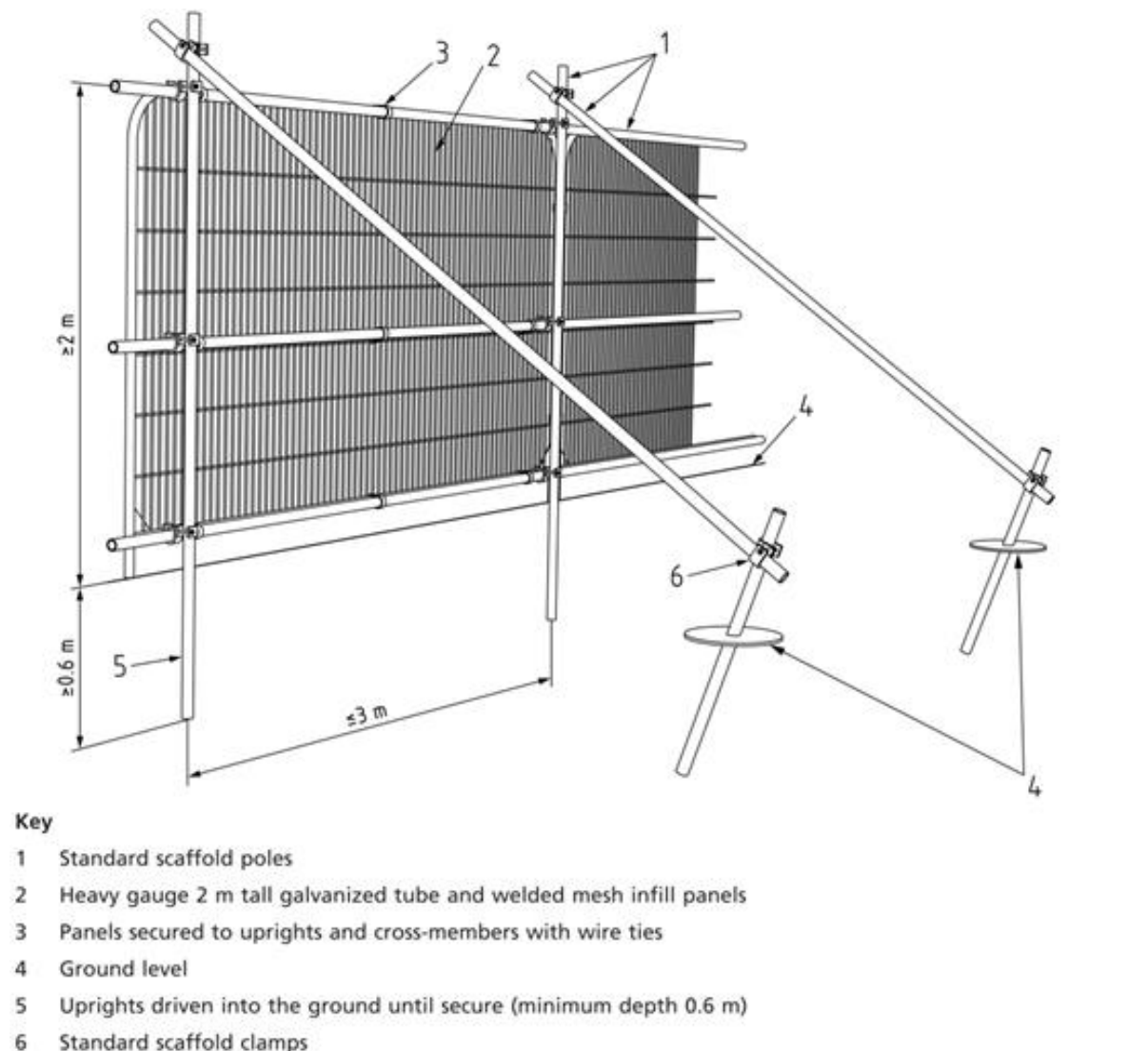
This Preliminary Arboricultural Method Statement (AMS) provides generic best practice measures to be adopted in order to protect retained trees during the development process. It has been prepared in order to inform the planning and the construction/ development process. Should a bespoke AMS be required, this shall be produced by a suitably qualified arboriculturist.

D.2 Protective Fencing

The purpose of this fencing is to provide protection to the RPAs of retained trees and tree groups. Paragraph 6.2.2.1 of BS 5837:2012 states that “*Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.*”

The default specification for Tree Protection Fencing (extract from BS 5837:2012) shall be as illustrated in Figure D-1 below.

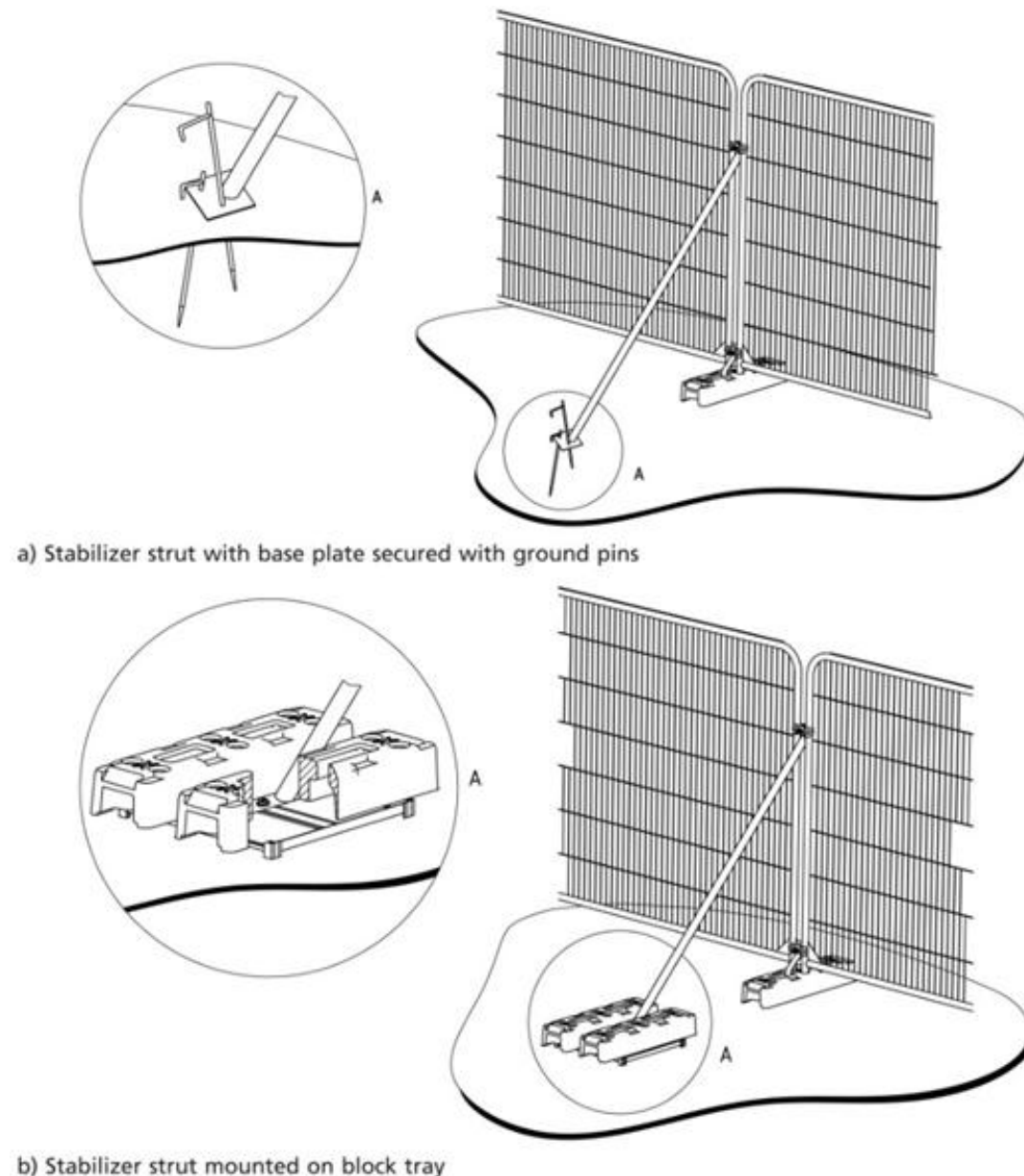
Figure D-1: Default specification for protective barrier (Figure 2 of BS 5837:2012)



In accordance with paragraph 6.2.2.3 of BS 5837: 2012 states “Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority.”

Where it is agreed with the local planning authority that the default specification is not necessary, the specification illustrated in Figure D-2 below, shall be used.

Figure D-2: Examples of above ground stabilising systems (Figure 3 of BS 5837:2012)



Weather-proof notices shall be attached to any protective fencing located adjacent to retained trees displaying the words “Construction Exclusion Zone” and listing restrictions which apply. All personnel must be made aware of these restrictions.



Figure D-3: Example of Protective Fencing Signs



D.3 Construction Exclusion Zones

The Construction Exclusion Zone (CEZ) is the area identified by a suitably qualified arboriculturist as the area to be protected during development, from site clearance and construction work through the use of barriers and/or ground protection to ensure the successful long-term retention of a tree. Fencing or ground protection shall not be taken down or relocated at any time without prior agreement and/or site supervision as recommended by the arboriculturist.

All areas protected by Tree Protection Fencing shall be treated as CEZs, and the following restrictions shall apply:

- No construction activity must occur within these areas.
- No works on trees unless agreed by a suitably qualified arboriculturist.
- No alterations of ground levels or conditions.
- No chemicals or cement washings.
- No excavation.
- No temporary structures.*
- No storage of soil, rubble or other materials.
- No vehicles or machinery to be used or parked without appropriate ground protection measures as per BS5837:2012. This will require the use of a proprietary system of reinforced concrete slabs/steel road plates on a compressible layer, or side butting



scaffold boards/ 18mm plywood sheets on a compressible layer. The type of ground protection used shall be appropriate for the likely loading applied.

- No fixtures (lighting, signs etc.) to be attached to trees.
- No fires within 10 metres of the canopies of any tree or hedgerow.

*Site huts, provided they are of the “Jack Leg” type, can be sited to act as ground protection for the duration of the construction.

D.4 Temporary Ground Protection

New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:

- For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g., 100 mm depth of woodchip), laid onto a geotextile membrane.
- For pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g., 150 mm depth of woodchip), laid onto a geotextile membrane.
- For wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

D.5 New Permanent Surfacing Within RPAs

Any new surfacing within the RPAs shall occur above ground level without soil stripping. New surfaces shall be constructed on a cellular confinement system to prevent localised compaction of the rooting medium post development. Porous geotextile membranes shall be used both above and below the cellular confinement system to prevent mixing of materials with the binding layer or the soil. The new surface needs to be permeable to air and water (resin bound gravel or similar is recommended). This is to allow roots to respire without there being a build-up of carbon dioxide, and to ensure the roots continue to receive the moisture and oxygen they require to function. Traditional kerbing requires excavation to install and will therefore not be suitable within the root protection areas of retained trees. As an alternative, haunched kerbing, treated timber edging, aluminium L-shaped edging, galvanised metal edging or no fixed edging shall be used. Construction of the new surface will require access into the CEZ defined by the temporary ground protection. The ground protection shall not be removed until new surface is installed. The root protection areas should not be left exposed during construction.

D.6 General Canopy Protection

Since the canopies of retained trees may be in close proximity to areas of plant operation, the following restrictions will apply:

- All plant will be sited outside the defined RPAs of retained trees / groups, and the appointed contractor will ensure all relevant personnel shall be made aware of the location of branches and the need to avoid causing damage to them.
- Prior to the implementation of lifting operations, a representative from the equipment supply company shall visit the site and ensure all operations can be completed without



causing damage to retained trees. A lifting plan will be prepared and submitted for approval prior to all lifting operations. The lifting plan will make provision for the potential for damage of retained trees.

- All lifting operations will be completed under the close direction of a qualified banksman, who will be briefed by the appointed contractor as to the need to avoid damage the stems and branches of retained trees.
- Should additional tree removal or tree works be required the Local Authority Tree Officer shall be contacted and the scope of works agreed in writing.

D.7 Hazardous Materials

The delivery, storage, mixing and discharge of hazardous materials shall be carried out so that there is no run-off and spillage near the RPAs of retained trees. No substances that are potentially injurious to plant tissue (including diesel, bitumen, concrete, mortar, salts, builders' sand, herbicides and other phyto-toxic materials) shall be stored, discharged, prepared or used, where direct contact, infiltration or run-off might reasonably be considered liable to harmfully affect existing root growth, other parts of retained trees or beneficial soil organisms.

Hazardous chemicals are to be stored in suitable containers as specified by the Control of Substances Hazardous to Health (COSHH) Regulations (2002). It is now standard practice to have emergency spillage kits available to minimise the impacts of any accidental spillages to the local environment. All cement mixing, vehicle washing or any other activity where toxic chemicals are used shall have the provision to contain any accidental spillage. This can be achieved by creating a bunded area using concrete slabs, timber framework or sandbags. Heavy duty plastic sheeting should be used to line the area as necessary to prevent leaking. Alternatively, all activities should take place on suitable spill trays or on an existing impermeable surface with runoff controls and at least 10m from the edge of the RPA of retained trees.



