



Project: 26_5837_06_37
Site: The Pentre, Pendle Road, Clitheroe, BB7 1JQ.
Client: Michael Clarkson



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Project Number:	26_5837_06_37
Report Type:	Arboricultural Impact Assessment & Method Statement - 26_5837_06_37
Site Address:	The Pentre, Pendle Road, Clitheroe, BB7 1JQ.

Role:	Name:	Date:
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Client	Michael Clarkson	17/06/2026
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Consultant	Peter Haine	06/07/2026

Revision History		
Date:	Version number:	Summary of changes:
06/07/2026	1.0	First Review (Internal)
07/07/2026	1.0	First Issue

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **arboricultural method statement** setting out the temporary tree protection measures required during the construction phase.
- **Appendices** highlighting tree related information including the **arboricultural data tables**
- **Appendices** including the **tree constraints plan** and **tree protection plan**

Arboricultural Impact Assessment & Method Statement

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T1 (left) the existing site entrance and part of H1 (right). (ROAVR, 2026)



Photographic plate showing the rear of the existing house. (ROAVR, 2026)



Photographic plate showing trees T23 & T24. (ROAVR, 2026)



Photographic plate showing the proposed location of the new vehicular entrance off Goosebutts Lane. (ROAVR, 2026)



Photographic plate showing trees T7-T10. (ROAVR, 2026)



Photographic plates showing tree T15 (left) and T16 (right) within H1. (ROAVR, 2026)



Photographic plates showing H3 and T20 Ash, within the hedge (left). (ROAVR, 2026)

2. Site Conditions & Site Surroundings

- 2.1 The site is located at The Pentre, Pendle Road, Clitheroe, BB7 1JQ.
- 2.2 The site is currently occupied by a detached residential dwelling with associated gardens and hardstanding.
- 2.3 The site is situated within a suburban residential area of Clitheroe.
- 2.4 A search of the Ribble Valley Borough Council's online planning portal was undertaken on 17 June 2024. No Tree Preservation Orders (TPOs) or Conservation Area designations affecting trees on or adjacent to the site were identified. However, the client is advised to confirm the statutory status of the trees with the local planning authority prior to undertaking any works.
- 2.5 This assessment is based on the 'Proposed Site Plan', reference '733-S02D, dated June 2026.

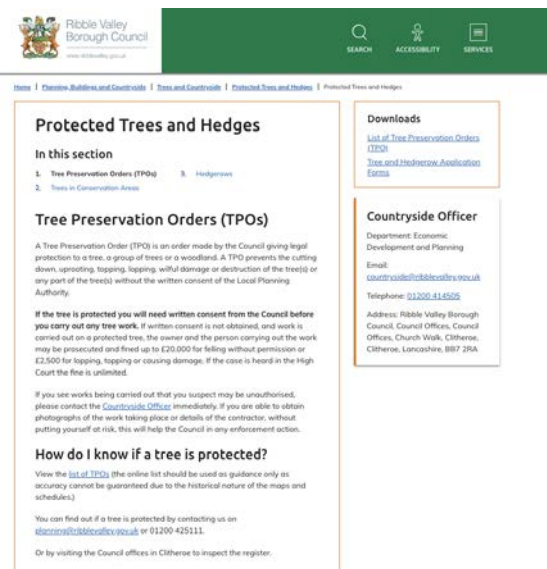


Image plate showing the desktop analysis results of the surveyed plot.

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/wildlife-and-countryside-act>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using a supplied topographical survey. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Proposals

4.1 Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed Site Plan 7336-s02D	25/06/2026	06/07/2026

4.2 Description of Proposals.

The proposed development involves the construction of two extensions to the north and south of the existing detached house, a new attached garage, and a new vehicular entrance from Goosebutts Lane. The proposals also include a new driveway, parking and turning areas, hardstanding, and a patio to the rear of the property.



5. Arboricultural Impact Assessment

5.0 Tree Quality Statement:

The survey identified 27 items, comprising 24 individual trees and 3 hedges. The tree stock is predominantly of moderate to low quality, with 16 items classified as Category B (moderate quality) and 10 as Category C (low quality). No trees were identified as Category A (high quality).

One tree, a Goat Willow (T11), was classified as Category U (unsuitable for retention) due to its poor condition and shallow rooting over a concrete slab. The majority of the trees are mature specimens typical of suburban gardens, including Sycamore, Ash, and various ornamental species. There are no veteran trees on site. The largest tree surveyed in terms of rooting area is T1, a Sycamore, with a Root Protection Area radius of 6.92 metres.

5.1 Trees for Removal

To facilitate the development, the removal of five trees is required. T7 (Ash), T8 (Lawson Cypress), and T10 (Copper Beech) are in direct conflict with the proposed garage. T9 (Holly) is recommended for removal due to its close proximity to T7 and T8, as its retention would be unviable. T11 (Goat Willow) is a Category U tree recommended for removal for sound arboricultural management reasons, irrespective of the development proposals.

5.2 Mitigation Planting

To mitigate the loss of trees, a minimum of four new high-quality trees should be planted. The north corner of the site, currently shown as overgrown on the topographical survey, has been identified as a suitable location for this new planting. Species selection should be appropriate for the site conditions and provide long-term amenity value.

5.3 Impacts to Tree Roots

The primary impact on tree roots arises from the construction of the new garage, driveway, and hardstanding areas. The footprint of the proposed garage necessitates the removal of T7, T8, and T10. A minor encroachment into the Root Protection Area (RPA) of the retained Hawthorn (T19) is anticipated from the northern extension. This will require a supervised hand-dig to establish the extent of rooting, followed by the implementation of specific ground protection measures. The removal of existing hard surfaces within the RPAs of T1, T2, T4, T6, and T21-T24 must be undertaken with care, under arboricultural supervision, to

prevent damage to underlying roots. Existing ground levels must be maintained in these areas.

5.4 Impact on Tree Canopies

No significant impacts on the crowns of retained trees are anticipated. The proposed building footprints are sufficiently distant from the canopies of retained trees, and no facilitation pruning is expected to be necessary to accommodate construction or future occupation.

5.5 Long-term Implications for Tree Canopies

The retained trees are generally well-sited in relation to the proposed extensions and new structures. The new planting in the northern corner of the site should be positioned to allow for future growth to maturity without causing future pressure for pruning or removal. Careful species selection will be important to ensure long-term compatibility with the developed site.

5.6 New Surfaces

The proposals include extensive new hard surfacing for a driveway, parking, and a patio. Where these surfaces are proposed within the RPA of any retained tree, they must be constructed using a 'no-dig' cellular confinement system or similar approved method laid on top of existing ground levels. Any new surfacing must be set back a minimum of 500 mm from the stem of any retained tree. The removal of existing hard surfaces within RPAs must be done carefully to avoid damaging roots.

5.7 Underground Services

The locations of new underground services have not been detailed. Any new services routed within the RPA of a retained tree must be installed using trenchless techniques (e.g., directional drilling) in accordance with BS5837:2012. Entry and exit pits for such works must be located outside of any RPA.

5.8 Changes in Ground Level

No changes to ground levels are permissible within the RPAs of retained trees. This is particularly critical around T6, where existing levels must be maintained following the careful removal of the raised bed. All new hard surfaces within RPAs must be constructed at existing grade.

5.9 Soil Compaction

There is a risk of soil compaction within the RPAs of retained trees from construction traffic, storage of materials, and site welfare facilities. This will be mitigated through the implementation of a robust Tree Protection Plan, including the installation of protective barriers and ground protection before any works commence.

5.10 Demolition Works

Demolition works are limited to the removal of existing hard surfaces and a raised bed near T6. These works must be undertaken carefully, using appropriate hand tools or small machinery under arboricultural supervision where they occur within the RPA of any retained tree, to avoid root damage and soil compaction.

5.11 Hazardous Materials

The mixing of cement and the use or storage of fuels, chemicals, or other potentially harmful substances must occur outside the RPAs of all retained trees. A designated washout area must be established away from any trees.

5.12 Site Set-Up

All site set-up activities, including the location of site cabins, welfare facilities, material storage, and vehicle parking, must be situated outside the designated Construction Exclusion Zones, which will be protected by barriers around the retained trees.

5.13 Boundary Treatments

No details of new or replacement boundary treatments are included in the proposals supplied for assessment.

5.14 Arboricultural Method Statement

An Arboricultural Method Statement is appended to this report. The proposals include works within the Root Protection Areas of several retained trees, including a minor building encroachment into the RPA of T19, the installation of new hard surfaces, and the careful removal of existing hardstanding. These activities will require detailed methodologies for tree protection barriers, ground protection, and supervised excavation.

6. Arboricultural Method Statement

6.1 Introduction and Purpose

This section details the sequential sequence of operations and tree protection measures required to safeguard retained trees and hedgerows during the development at The Pentre, Pendle Road, Clitheroe. All works within or adjacent to Root Protection Areas (RPAs) must comply with this document to prevent root damage, soil compaction and contamination.

6.2 Pre-Development Tree Works and Felling

6.2.1 Five trees require removal to facilitate the approved design and as management recommendations. T7 (Ash), T8 (Lawson Cypress), and T10 (Copper Beech) are in direct conflict with the proposed garage footprint. T9 (Holly) must be removed as its retention is unviable following the removal of adjacent specimens. T11 (Goat Willow) is a Category U tree and will be removed for sound arboricultural management.

6.2.2 All felling and stump removal must occur before any construction materials, welfare units or machinery are brought onto the site. Stumps within the RPAs of retained trees must be ground out using a pedestrian stump grinder rather than being pulled or dug out to avoid tearing retained root systems.

6.3 Construction Exclusion Zone and Protective Barriers

6.3.1 Tree Protection Fencing (TPF) must be erected around the RPAs of all remaining trees and hedgerows prior to any demolition, site clearance or ground preparation. The area enclosed by the fencing forms the Construction Exclusion Zone (CEZ).

6.3.2 The alignment of the TPF must follow the default specification outlined in BS5837:2012 (Figure 2). This comprises a vertical and horizontal scaffold framework, well-braced with vertical tubes spaced at a maximum interval of 3 metres and driven at least 0.6 metres into the ground. Welded mesh panels must be securely attached to this framework using wire ties or clamps.

6.3.3 To accommodate the building footprints while preserving rooting

environments, specific offsets are required:

- A 1.2-metre offset from the proposed buildings must be established where the fence lines enter the RPAs of T19 and T24.
- The fence must be fixed in this position for the duration of the build and must carry all-weather warning signs stating "CONSTRUCTION EXCLUSION ZONE - NO ACCESS".

6.4 Root Assistance Zones (RAZ)

6.4.1 Areas where the RPA extends beyond the protective fencing are designated as Root Assistance Zones (RAZ) and will be indicated on the tree protection plan with yellow hatching. This applies to the RPA areas outside the CEZ located to the north of the building for T19, and to the south of the building for T24.

6.4.2 No un-mitigated trafficking, material storage, cement mixing, or level alterations may occur within these yellow-hatched areas. They must be protected by temporary ground protection as specified in section 6.5.

6.5 Ground Protection Specifications

6.5.1 Where temporary access is required across unmade ground within the RAZ of T19 and T24, a three-layer ground protection system must be installed prior to construction activity.

6.5.2 The system must be laid on existing ground levels with no soil stripping or scraping permitted. The three layers comprise:

1. Geotextile Membrane: A permeable geotextile fabric laid directly over the existing turf or ground surface to separate the soil from the topping material.
2. Compression-Resistant Layer: A 100 mm deep layer of woodchip spread evenly over the membrane to absorb and distribute dynamic loads.
3. Synthetic Boards: Proprietary, inter-linked heavy-duty plastic ground protection boards placed on top of the woodchip layer to support pedestrian or light vehicular traffic without ruttings or soil distortion.

6.6 Detailed Method Statement for Supervised Hand Digging (T19)

6.6.1 Excavation for the northern extension footprint within the RPA of the retained Hawthorn (T19) must be executed manually under direct arboricultural supervision. Mechanical excavators must not enter or operate within this zone.

6.6.2 The excavation process must follow this strict sequence:

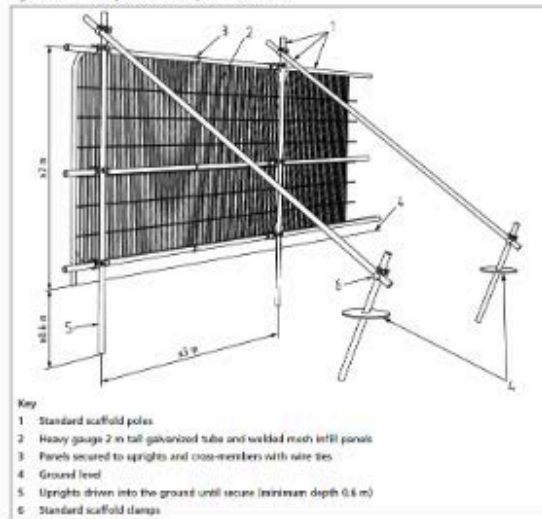
Step	Phase	Action Required
1	Preparation	The supervising arboriculturist must brief the site groundworks team on root care before any tools touch the soil.
2	Soil Removal	Use hand-held tools (spades, forks and trowels) to carefully remove soil in shallow layers of 50 mm. Sharp sand or compressed air soil displacement tools may be used.
3	Root Encounter	If a root is exposed, soil must be cleared around it by hand to determine its diameter and path.
4	Root Pruning	Roots smaller than 25 mm in diameter may be pruned back cleanly outside the foundation line using sharp bypass secateurs or a hand pruning saw.
5	Significant Roots	Any roots or clumps of roots with a diameter of 25 mm or greater must be left intact and unwounded. The foundation design must bridge over these roots.
6	Protection	Exposed roots must be wrapped immediately in damp hessian fabric to prevent drying out and protect them from temperature fluctuations.
7	Backfilling	Remove the hessian wrapping immediately prior to backfilling. Surround retained roots with uncompacted topsoil or uncompacted sharp sand. Concrete must not be poured directly against exposed roots.

6.7 Site Set-up and General Restrictions

6.7.1 All materials storage, site cabins, cement mixing areas and contractor parking must be located entirely outside the RPAs of all retained trees.

6.2.7.2 No cement mixing or chemical storage is permitted on unmade ground where run-off could flow toward an RPA. Washout areas must be self-contained and located at a minimum distance of 10 metres from any protected area.

Figure 2 Default specification for protective barrier



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PROTECTION FENCING

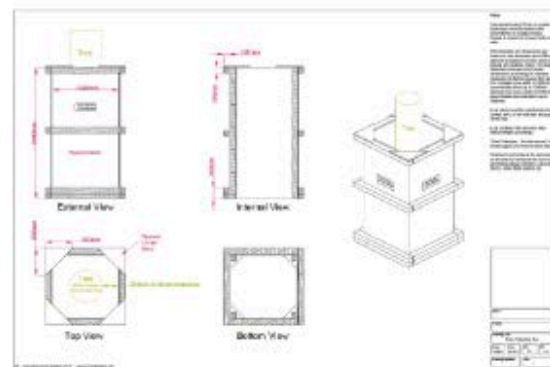
THIS FENCE MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA KEEP OUT!

THE TREE PROTECTION AREA (TPA) IS A DESIGNATED AREA WHERE THE ROOTS OF A TREE ARE LOCATED. IT IS A CRITICAL AREA FOR THE PROTECTION OF THE TREE AND ITS ROOTS. ANY ACTIVITY THAT MAY DISTURB THE ROOTS OR THE TREE ITSELF IS PROHIBITED. ANY VIOLATION OF THIS PROTECTION AREA WILL BE PENALIZED.

Tree protection fencing

Fencing signage



Ground protection

Stem protection

7. Limitations

- 7.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 7.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 7.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 7.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 7.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

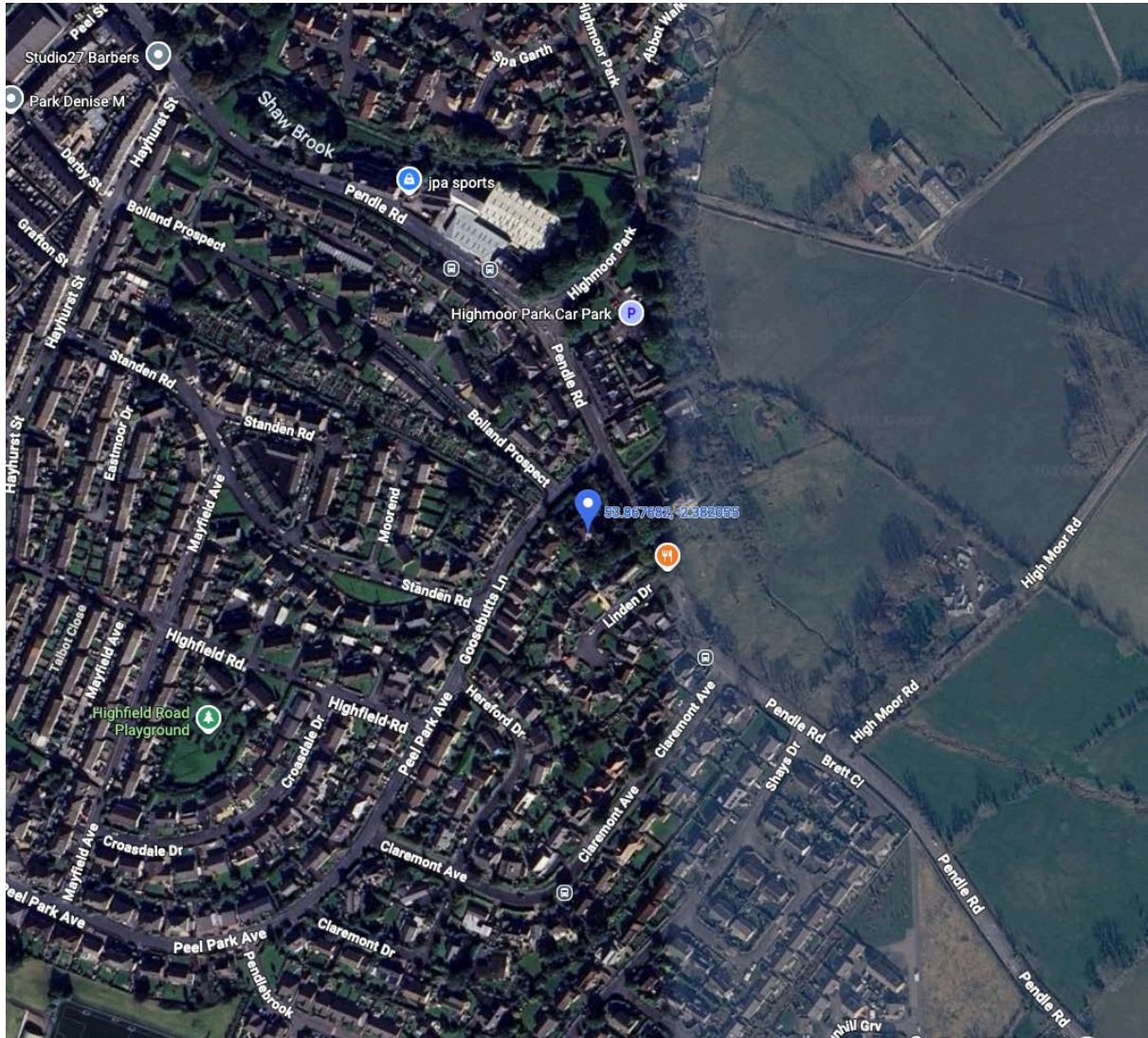
Peter Haine
Principal Arboricultural Consultant

Peter Haine

Prepared by: Peter Haine
Checked by: Connor Harmsworth



Appendix 1 – Site Location



Google, 2026

Appendix 2 – Arboricultural Data Tables

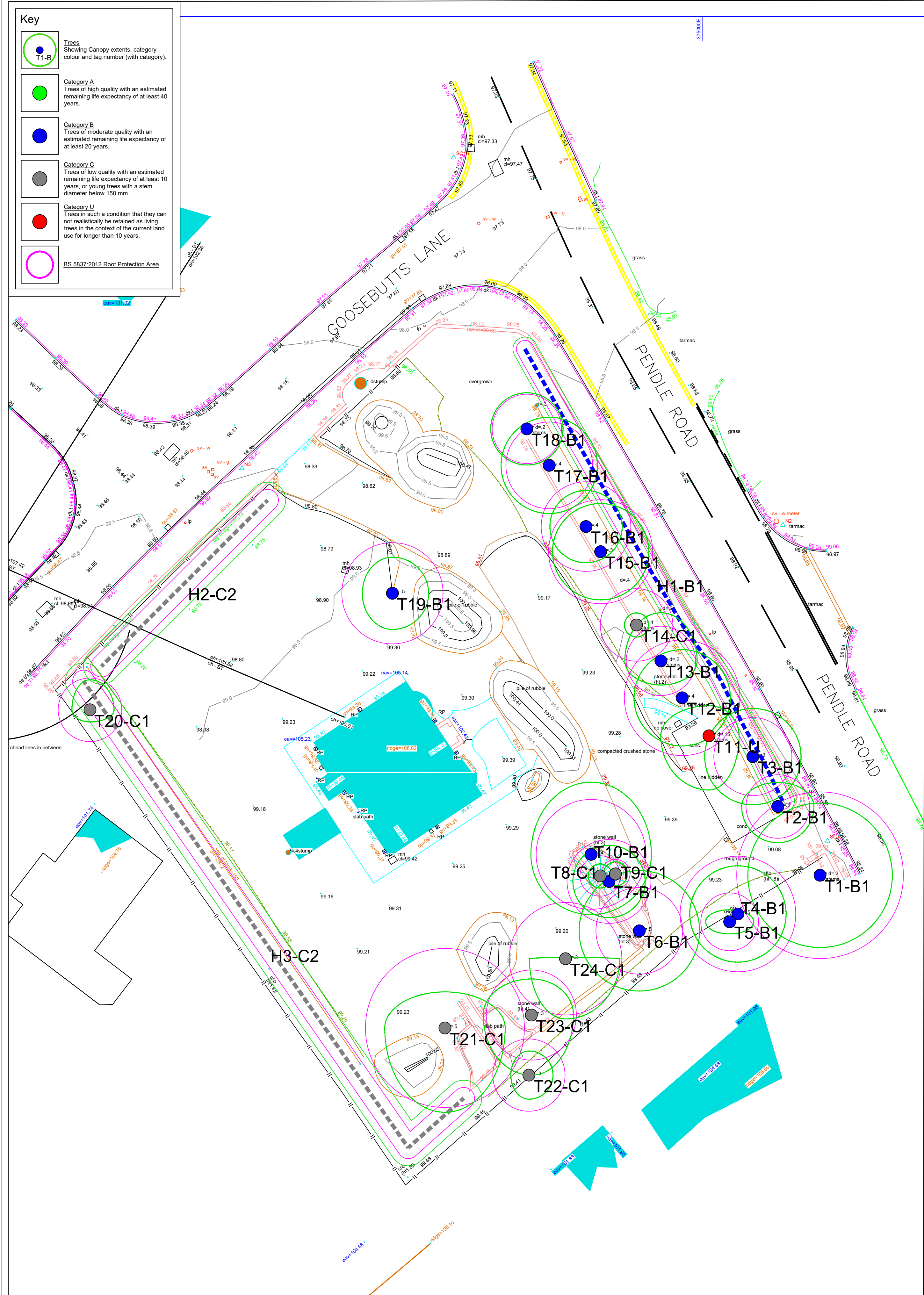
Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Acer pseudoplatanus</i> (Sycamore)	M	430 300 240	12(3)	6	6	6	6	Good	20+	Offsite tree no access to stems estimated dbh. Recently crown lifted.	Stem divides below 1.5m.	None	6.92	B1
T2	<i>Acer pseudoplatanus</i> (Sycamore)	M	220	10(2)	2	3	3	3	Fair	20+	Small tree set in hedgerow on Eastern site boundary.	None	None	2.64	B1
T3	<i>Acer pseudoplatanus</i> (Sycamore)	M	270	10(2)	4	4	4	4	Fair	20+	Small tree set in hedgerow close to Eastern boundary.	Stem divides above 1.5m. Included bark present in fork.	None	3.24	B1
T4	<i>Betula pendula</i> (Silver Birch)	M	400	14(3)	4	4	4	4	Good	20+	Offsite garden ornamental tree. No access to stem, estimated dbh.	Unable to inspect stem due to Ivy. Stem divides above 1.5 m.	None	4.8	B1
T5	<i>Sorbus aucuparia</i> (Rowan)	M	200	8(3)	1	2	1	2	Good	20+	Offsite garden ornamental tree no access to stem, estimated dbh.	None	None	2.4	B1
T6	<i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	M	300	12(2)	5	5	5	5	Fair	20+	No access to stem due to dense epicormic growth. Set in old raised bed.	Epicormics on stem. Stem divides above 1.5m.	None	3.6	B1
T7	<i>Fraxinus excelsior</i> (Ash)	M	290	13(6)	3	3	3	3	Fair	10+	Set in old raised bed.	None	None	3.48	B1
T8	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	140	8(3)	1	1	1	1	Poor	10+	Small heavily suppressed conifer set in old raised bed.	None	None	1.68	C1
T9	<i>Ilex aquifolium</i> (Holly)	M	100	7(2)	1	1	1	1	Fair	10+	Small garden ornamental set in old raised bed.	None	None	1.2	C1
T10	<i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	M	380	12(2)	6	5	5	5	Good	20+	Mature tree set in old garden raised bed.	Stem divides above 1.5m.	None	4.56	B1
T12	<i>Ulmus procera</i> (English Elm)	M	400	11(4)	4	4	4	4	Fair	20+	Set in boundary hedge to east of plot.	None	None	4.8	B1
T13	<i>Fraxinus excelsior</i> (Ash)	M	240	10(2)	4	3	2	3	Fair	20+	Set in boundary hedge to east of plot. Heavy ivy and climbing rose clad.	None	None	2.88	B1
T14	<i>Ilex aquifolium</i> (Holly)	M	180,150,90	9(5)	1	1	1	1	Fair	20+	Heavily suppressed small tree close to Eastern boundary.	Low vitality. Stem divides above 1.5m.	None	3.01	C1
T15	<i>Picea abies</i> (Norway Spruce)	M	360	14(2)	4	4	4	4	Fair	20+	Mature tree close to Eastern site boundary	None	None	4.32	B1
T16	<i>Chamaecyparis obtusa</i> (Hinoki cypress)	M	310	9(1)	3	3	3	3	Fair	20+	Ornamental conifer close to Eastern site boundary	None	None	3.72	B1
T17	<i>Picea abies</i> (Norway Spruce)	M	300	14(2)	4	4	4	4	Fair	20+	Mature tree close to Eastern boundary.	None	None	3.6	B1
T18	<i>Ulmus procera</i> (English Elm)	M	240	11(2)	3	3	3	3	Fair	20+	Small tree set in hedge on Eastern site boundary.	None	None	2.88	B1
H1	<i>Ligustrum ovalifolium</i> (Privet), <i>Prunus laurocerasus</i> (Cherry Laurel), <i>Crataegus monogyna</i> (Hawthorn), <i>Corylus avellana</i> (Hazel), <i>Ulmus procera</i> (English Elm), <i>Sambucus nigra</i> (Elder)	M	60	3(0.5)	1	1	1	1	Fair	20+	Boundary hedge, historically formally trimmed, now lapsed into wide and tall hedge. Privet stems shaded and declining. Some dying Elm stems. Laurel generally in good condition.	None	None	0.72	B1
T11	<i>Salix caprea</i> (Goat Willow)	Y	120,110,95,85,60	6(2.5)	2.5	2.5	4.5	4	Poor	<10	Small multistemmed tree, self set on a concrete slab with very limited prospects. Damaged to stem and roots.	Multiple stems at ground level. Mechanical Damage.	None	2.58	U
T19	<i>Crataegus monogyna</i> (Hawthorn)	M	200 250 100 100	8(1.5)	3	3	3	2.5	Good	20+	Good quality mature tree, originally set in ornamental garden rockery.	Stem divides below 1.5m. Included bark present in fork.	None	4.2	B1
H2	<i>Prunus laurocerasus</i> (Cherry Laurel)	M	75	3.5(0)	1.5	1.5	1.5	1.5	Fair	10+	Boundary hedge, historically formally trimmed, now lapsed.	None	None	0.9	C2
H3	<i>Crataegus monogyna</i> (Hawthorn), <i>Ilex aquifolium</i> (Holly), <i>Ligustrum ovalifolium</i> (Privet), <i>Fraxinus excelsior</i> (Ash)	M	75	5(2)	1.5	1.5	1.5	1.5	Fair	10+	Boundary hedge, historically formally trimmed, now lapsed.	None	None	0.9	C2
T20	<i>Fraxinus excelsior</i> (Ash)	EM	220	8(5)	2.5	2	1	1.5	Fair	10+	Small Ash stem set in boundary hedge to north of plot.	None	None	2.64	C1
T21	<i>Fraxinus excelsior</i> (Ash)	M	550	10(4)	3	5	7	5	Fair	10+	Significant mature tree, heavy ivy cladding on stem and into crown and extensive dead branches throughout crown.	Unable to inspect stem due to Ivy. Major deadwood in crown.	None	6.6	C1
T22	<i>Crataegus monogyna</i> (Hawthorn)	M	250	6(2)	2	2	2	1.5	Poor	10+	Small heavily suppressed tree on southern boundary.	Unable to inspect stem due to Ivy.	None	3	C1

T23	<i>Salix caprea</i> (Goat Willow)	M	240,200	7(2.5)	3	3.5	5	4	Fair	10+	Small suppressed tree.	None	None	3.74	C1
T24	<i>Prunus spinosa</i> (Blackthorn)	M	350,170	8(4)	0	4.5	5	3	Poor	10+	Heavily suppressed tree.	Ivy on tree. Decay present on stem. Stem divides below 1.5 m. Mechanical Damage. Broken branches in crown. Major deadwood in crown.	None	4.67	C1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans



Key

T1-B

Trees

Showing Canopy extents, category colour and tag number (with category).

Category A

Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

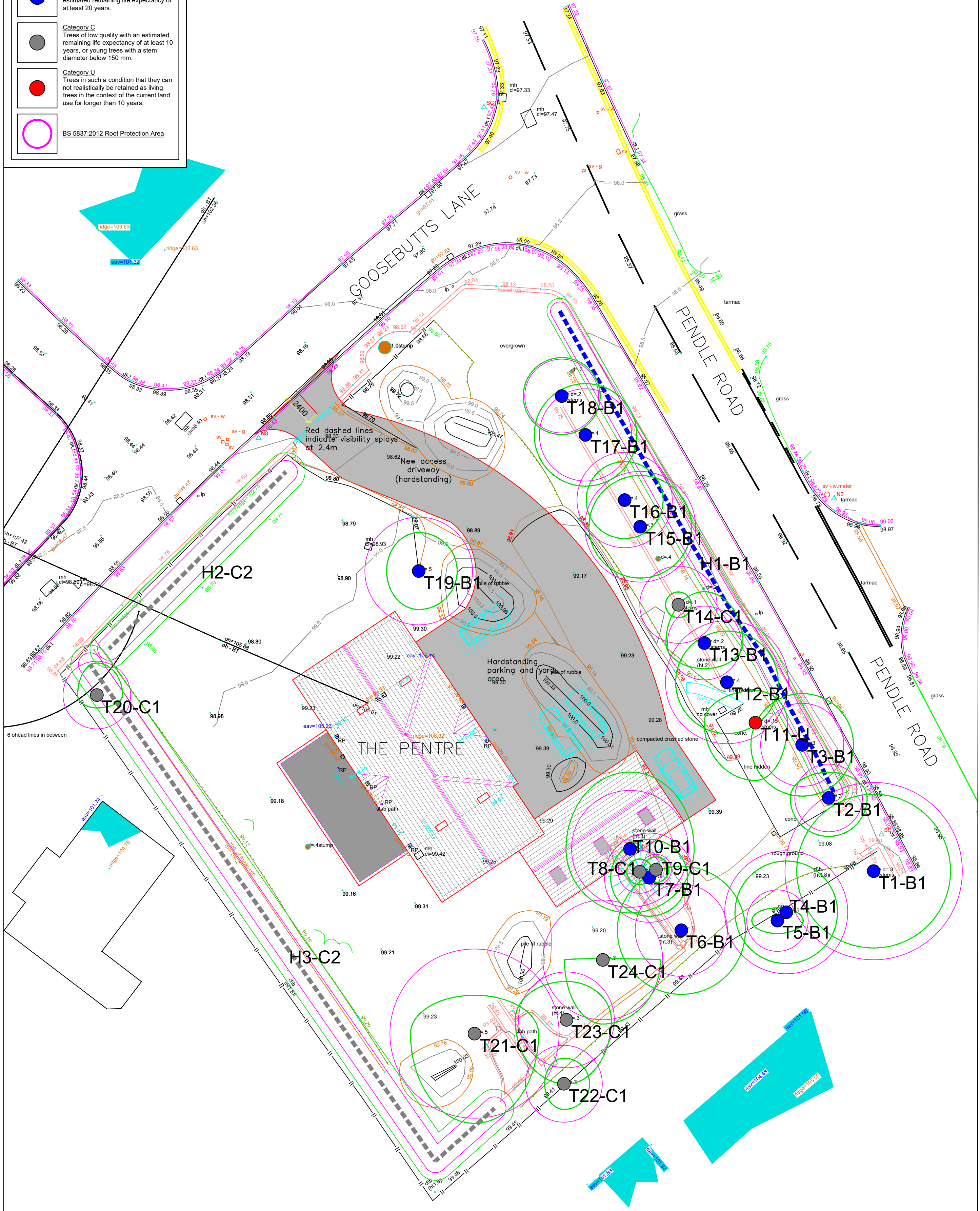
Category C

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.

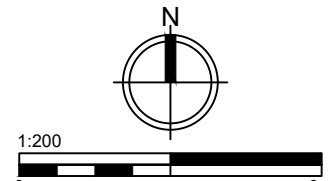
Category U

Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Drawing Title	Tree Assessment Plan	Scale/Sheet	1:200 @ A2	Date	25/06/2026
Client	Michael Clarkson	Drawing No	26_5837_06_37	Rev	1
Site/Project	The Pentre BB7 1JQ	Drawn By	AC	Checked By	MH
ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302					



General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.

Key

T1-B

Showing Canopy extents, category colour and tag number (with category).

Category A

Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U

Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

Trees for Removal

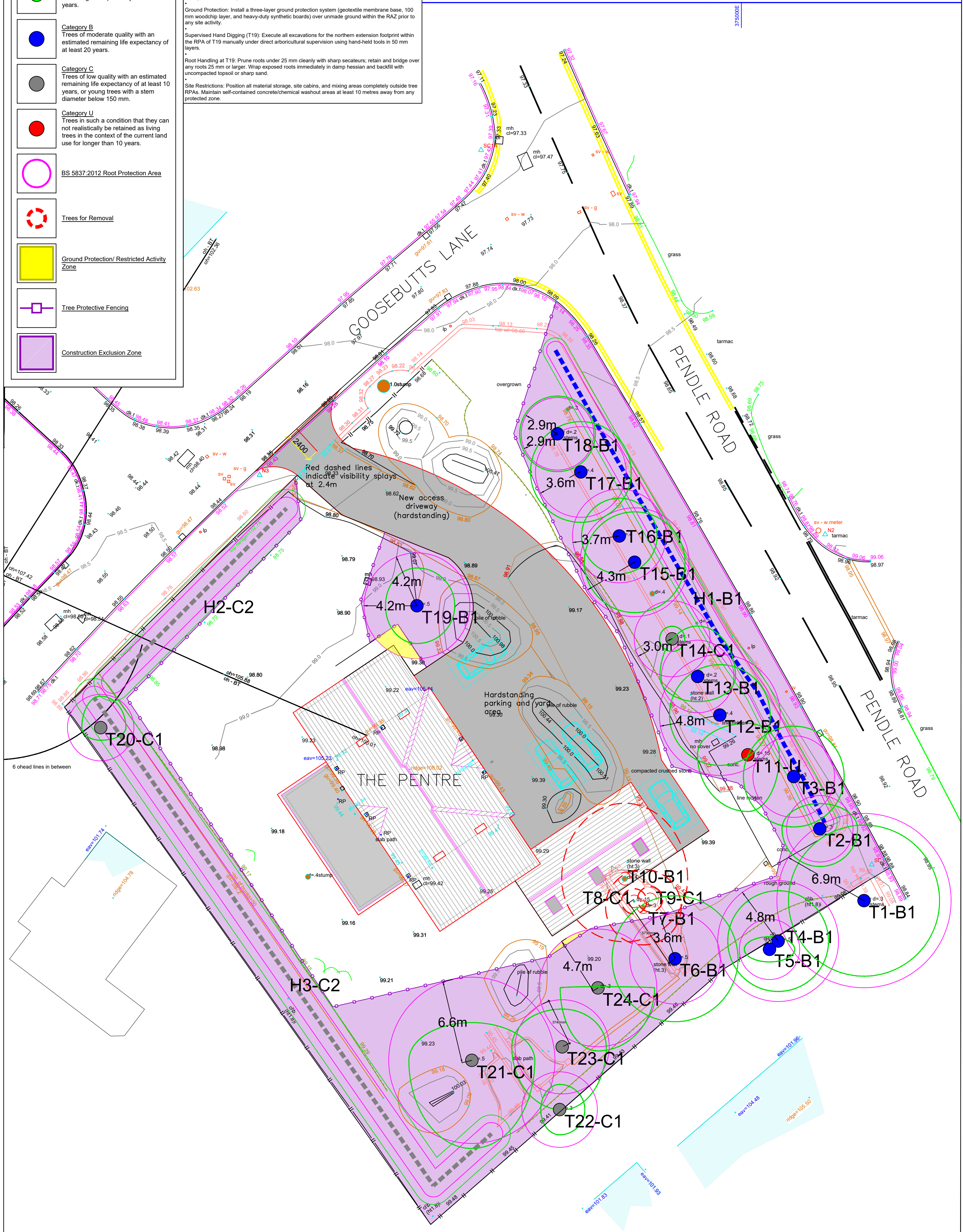
Ground Protection/ Restricted Activity Zone

Tree Protective Fencing

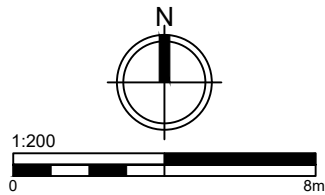
Construction Exclusion Zone

Arboricultural Method Statement Summary

- Tree Removal: Remove trees T7, T8, T9, and T10 to facilitate the approved garage layout prior to any site clearance or material delivery. Grind stumps within the RPAs of retained trees using a pedestrian stump grinder.
- Tree Protection Fencing (TPF): Erect default specification TPF (BS5837:2012 Figure 2 scaffold framework) around the Construction Exclusion Zones (CEZ) before any demolition or ground preparation commences.
- Fencing Offsets: Ensure a precise 1.2-metre offset from the proposed building footprints where the fence line enters the RPAs of retained specimens T19 and T24.
- Root Assistance Zones (RAZ): Treat hatched yellow areas where the RPA extends outside the fencing (north of T19 and south of T24) as strict Root Assistance Zones. No unmitigated trafficking, storage, or level changes are permitted here.
- Ground Protection: Install a three-layer ground protection system (geotextile membrane base, 100 mm woodchip layer, and heavy-duty synthetic boards) over unmade ground within the RAZ prior to any site activity.
- Supervised Hand Digging (T19): Execute all excavations for the northern extension footprint within the RPA of T19 manually under direct arboricultural supervision using hand-held tools in 50 mm layers.
- Root Handling at T19: Prune roots under 25 mm cleanly with sharp secateurs; retain and bridge over any roots 25 mm or larger. Wrap exposed roots immediately in damp hessian and backfill with uncompacted topsoil or sharp sand.
- Site Restrictions: Position all material storage, site cabins, and mixing areas completely outside tree RPAs. Maintain self-contained concrete/chemical washout areas at least 10 metres away from any protected zone.



Drawing Title	Tree Protection Plan	Scale/Sheet	1:200 @ A2	Date			07/07/2026
Client	Michael Clarkson	Drawing No	26_5837_06_37	Rev	1	Drawn By	AC
Site/Project	The Pentre BB7 1JQ	ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302					



General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.