Arboricultural Impact Assessment

in Relation to Development Proposal at

Eatough's Farm, Fleet Street Lane,
Ribchester, Lancashire, PR3 3EX

Prepared by:

Bowland Tree Consultancy Ltd
September 2014
### Tree Survey Schedule for Arboricultural Impact Appraisal

**Site:** Eaton's Farm, Flet Street Lane, Ribchester, Lancashire, PR3 3EX  
**Agent for Client:** Modus Associates  
**Surveyor:** Kendall Riggs, HWD Tech Assist A  
**Survey Date:** 11 August 2014  
**Job Reference:** BTC723

<table>
<thead>
<tr>
<th>No.</th>
<th>Species</th>
<th>Height</th>
<th>Stem E.diam.</th>
<th>Branch Spread</th>
<th>Branch &amp; Canopy Clearrances</th>
<th>Life Stage</th>
<th>PC</th>
<th>General Observations and Comments</th>
<th>Management Recommendations</th>
</tr>
</thead>
</table>
| T1  | Common Oak  | 8      | 750          | N 6 E 5 S 5 W 5 | 2-W 2                      | M           | G  | Growing in managed hedgerow on opposite side of compacted track to site.  
        |             |        |              |                            |              |              |                               | Sever Ivy.                  |
| T2  | Horse Chestnut | 12    | 440          | N 4 E 4 S 5 W 5 | 2-S 1                      | EM         | G  | Light Ivy up stem.  
        |             |        |              |                            |              |              |                               | Retain in context of proposed development.  
        |             |        |              |                            |              |              |                               | Ensure protection of Root Protection Area (RPA) throughout course of construction works.  |
| T3  | Horse Chestnut | 9     | 1x230, 1x190, 2x170 (ms) | N 4 E 4 S 3 W 3 | 2-E 2.5                    | SM         | G  | Stem trifurcates at base.  
        |             |        |              |                            |              |              |                               | Retain in context of proposed development.  
        |             |        |              |                            |              |              |                               | Ensure protection of RPA throughout course of construction works.  |
| T4  | Common Oak  | 8      | 260          | N 3 E 2 S 2 W 2 | 2-SW 4                     | SM         | G  | Growing in hedgerow.  
        |             |        |              |                            |              |              |                               | Retain in context of proposed development.  
        |             |        |              |                            |              |              |                               | Ensure protection of RPA throughout course of construction works.  |
| T5  | Wild Cherry | 8      | 310          | N 4 E 4 S 4 W 4 | 2-W 2                      | EM         | P  | Crown vitality is very low.  
        |             |        |              |                            |              |              |                               | Remove due to short projected remaining life expectancy.  |
| T6  | Apple       | 3      | 1x50, 1x40, 1x20 (ms) | 0.5 0.5 1.5 | 1.5-SE 1                   | EM         | G  | Growing 0.3m from boundary wall.  
        |             |        |              |                            |              |              |                               | Remove in order to construct development as proposed.  |

**Notations and Abbreviations:**
- Four biophysical data measurement zones: tree (T), group (G), Woodle (W) or hedge (H) reference number - refer to plan and numbered tags where applicable.
- **Species:** Common names: Common-Name  
- **Height:** In metres, to nearest half metre – where possible approximately 60% are measured using an electronic chalker and the remainder estimated against the measured trees. In the case of Groups and Woodland the measurement listed is that of the highest tree.
- **Stem E.diam.:** In millimetres, to nearest 10mm - measured and classified as per Annex C of BS5037:2012. MS = multi-stemmed, TS = two-stemmed.  
- **Branch Spread:** Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south, and west) to give an accurate visual representation of the crown.  
- **Branch & Canopy Clearrances:** Estimated height above ground level, in metres, of first significant branch and diameter of growth (e.g. 3.4m) and of canopy allowed point – to inform on crown to height ratios, potential for shading, etc.  
- **Life Stage:** N = New, S = Seedling, E = Early, M = Middle, L = Late.  
- **PC:** S = Slow, M = Medium, F = Fast, P = Very Fast.  
- **RPA Radius:** In metres measured from the centre of the tree to the line of tree protection.  
- **Management Recommendations:**
  - ERC:
  - Cat. Grade:
  - RPA (m):
  - SPA Radius (m):
  - Category Grading - tree retention value listed as U, A, B, or C - in accordance with BS5037:2012 Table 1  
  - Root Protection Area Radius - in metres measured from the centre of the tree to the line of tree protection  
  - Where trees are located off-site, or are inaccessible for any other reason, and accurate measurement or other information cannot be taken then the information provided is estimated and is subject to a "M" symbol.
### TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

**Site:** Ealough's Farm, Fleet Street Lane, Ribchester, Lancashire, PR3 3EX

**Agent for Client:** Modulus Associates

**Surveyor:** Kendall Riggs (MBA-Tech Arbor A)

**Survey Date:** 11 August 2014

**Job Reference:** BTC723

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<th>Management Recommendations</th>
<th>ERC</th>
<th>Cat. Grade</th>
<th>BPA (m²)</th>
<th>BPA Radius (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>Hawthorn, Damson, Hazel, Elder</td>
<td>≤ 6</td>
<td>≤ 6x50 (ms)</td>
<td>≤ 5.5 wide</td>
<td>N/A ≥ 0</td>
<td>M</td>
<td>G</td>
<td>Unmanaged boundary hedgerow.</td>
<td><em>Remove sufficient length in order to construct access as proposed.</em></td>
<td>10+</td>
<td>C1</td>
<td>N/A</td>
<td>≤ 1.47</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><em>Damson, Hazel and Elder growing in hedgerow.</em></td>
<td><em>Retain remainder in context of proposed development and manage through laying.</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H2</td>
<td>Hawthorn</td>
<td>≤ 6</td>
<td>≤ 2x100 (ls)</td>
<td>≤ 4 wide</td>
<td>N/A ≥ 0</td>
<td>M</td>
<td>G</td>
<td>Unmanaged hedgerow.</td>
<td><em>Retain in context of proposed development and manage through laying.</em></td>
<td>10+</td>
<td>C1</td>
<td>N/A</td>
<td>≤ 1.7</td>
</tr>
<tr>
<td>H3</td>
<td>Hawthorn, Elder</td>
<td>≤ 4</td>
<td>≤ 6x30 (ms)</td>
<td>≤ 4 wide</td>
<td>N/A ≥ 0</td>
<td>SM</td>
<td>G</td>
<td>Intermittent boundary hedge.</td>
<td><em>Remove section in order to construct farmhouse extension as proposed.</em></td>
<td>10+</td>
<td>C1</td>
<td>N/A</td>
<td>≤ 0.88</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><em>Occasional Elder growing in hedgerow.</em></td>
<td><em>Retain remainder in context of proposed development and manage through laying.</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Figure 2: BS5837:2012 Default specification for protective barrier

**Key**
1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.8 metres)
6. Standard scaffold clamps