



# Arboricultural Impact Assessment

in Relation to Various Development Proposals at



**Millom School, Salthouse Road,  
Millom, Cumbria, LA18 5AB**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

June 2023

**ARBORICULTURAL IMPACT ASSESSMENT  
MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM**

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**ARBORICULTURAL IMPACT ASSESSMENT  
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**PROJECT DETAILS**

**Project No.:** BTC2691

**Site:** Millom School, Salthouse Road, Millom, LA18 5AB

**Agent for Client:** Roberts Limbrick Ltd.

**Council:** Cumberland Council

**Survey Date:** 29 March 2023

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

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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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**Statutory Tree Protection:** It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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**Validity:** The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
<b>Site:</b>	Millom School, Salthouse Road, Millom, Cumbria, LA18 5AB						
<b>Agent:</b>	Roberts Limbrick Ltd.						

<b>Surveyor:</b>	Joseph Lambert Chartered Arboriculturist
<b>Survey Date:</b>	29 March 2023
<b>Job Reference:</b>	BTC2691

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)
T1	Crack Willow	16.5	750	N 5 E 5 S 5.5 W 5.5	2 2.5	M	M	<ul style="list-style-type: none"> <li>Canopy showing moderate reduction in vitality.</li> <li>Minor deadwood to 30mm diameter.</li> <li>Relatively low quality due to species, form and vitality, but has identifiable benefits as a memorial tree, as noted by plaque on ground.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain tree in context of proposed development.	10+	B3	254	9
T2	Sycamore	14	960	N 7.5 E 7.5 S 7.5 W 7.5	2.5 3	M	G	<ul style="list-style-type: none"> <li>Stem bifurcates at approximately 2.5m with wide union.</li> <li>Multiple partially occluded pruning wounds at approximately 3m height up to 250mm diameter.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain tree in context of proposed development.	40+	A1	417	11.52
T3	Sycamore	16.5	700#	N 8.5 E 8.5 S 8.5 W 8.5	4.5 4	M	G	<ul style="list-style-type: none"> <li>Located in undergrowth and with dense ivy to stem, which together impeded inspection and access to stem base.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Sever ivy to enable detailed inspection.</li> </ul>	20+	B1	222	8.4
T4	Sycamore	15	1x300 1x290 2x250 (ms)#	N 6 E 6 S 6 W 6	N/A 4	EM	G	<ul style="list-style-type: none"> <li>Located off site behind brick wall and debris, therefore not accessed to inspect in detail and viewed only from car park to east.</li> <li>Multiple stems from ground level with tight included bark unions typical of species.</li> <li>Multiple pruning stubs to 150mm diameter from pruning to raise canopy.</li> <li>Conflicting with overhead telephone pole.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	N/A	10+	C1	135	6.56
T5	Sycamore	11	280#	N 3.5 E 4 S 4 W 4	3 2.5	SM	G	<ul style="list-style-type: none"> <li>Located on neighbouring third-party land not accessed to inspect in detail.</li> <li>Growing in dense shrubs west of brick wall and hard surfaced car park area.</li> </ul>	N/A	10+	C1	35	3.36

**Headings and Abbreviations:**

**No.** Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

**Species:** Common name

**Height:** In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

**Stem Diam.:** Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-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 Clearances:** Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.

**Life Stage:** Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

**PC:** Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

**General Observations and Comments:** Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

**Management Recommendations:** Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

**ERC:** Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

**Cat. Grade:** Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

**RPA m<sup>2</sup>:** Root Protection Area in m<sup>2</sup> - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

**RPA Radius (m):** Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

**# (Estimated Dimensions):** Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

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T6	Himalayan Birch	8	210	N E S W	3.5 3.5 3.5 2	1.5 0.5	SM	G	<ul style="list-style-type: none"> <li>Slightly biased canopy east.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> </ul>	20+	B1	20	2.52
T7	Himalayan Birch	5	100	N E S W	1.5 1.5 1.5 1.5	N/A 1.5	SM	G	<ul style="list-style-type: none"> <li>Young tree in grassed area close to fence.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> </ul>	10+	C1	5	1.2
T8	Silver Birch	15	380	N E S W	4.5 5.5 5.5 5.5	2.5 2	M	G	<ul style="list-style-type: none"> <li>Canopy in minor contact with overhead telephone line.</li> <li>Minor deadwood to 20mm diameter.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> </ul>	20+	B1	65	4.56
T9	Sweet Chestnut	8	1x170 1x130 (ts)	N E S W	3.5 3.5 3 3.5	0.5 0.5	SM	G	<ul style="list-style-type: none"> <li>Stem bifurcates at 0.5m height with wide union.</li> <li>Canopy evidently contacting larger vehicles adjacent to access road.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Prune tree to attain suitable clearances to access road.</li> </ul>	10+	C1	21	2.57
T10	Whitebeam	7	350	N E S W	2.5 2.5 2.5 2.5	1.5 1.5	EM	G	<ul style="list-style-type: none"> <li>Multiple branches arise from approximately 1.5m height with very tight included bark union typical of species.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> </ul>	10+	C1	55	4.2
T11	Wild Cherry	12	450	N E S W	5.5 5.5 4 3.5	3-W 2.5	M	M	<ul style="list-style-type: none"> <li>Burr formation on stem to east at approximately 2.5m height.</li> <li>Slow progressive partially occluded bacterial canker on branch of approximately 220mm diameter over access road at 4m height.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> </ul>	20+	C1	92	5.4
T12	Lombardy Poplar	16	420#	N E S W	3 2 2 3	N/A 2	EM	G	<ul style="list-style-type: none"> <li>Located on neighbouring land, therefore not accessed to inspect in detail.</li> <li>Evidently topped at approximately 12m height with regrowth to 80mm diameter.</li> <li>Canopy contacting school sign.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Prune to attain clearance to school sign.</li> </ul>	10+	C1	80	5.04
T13	Common Horse Chestnut	14	2x410 2x330 1x320 (ms)	N E S W	6 4 6 6	1.5 2	EM	M	<ul style="list-style-type: none"> <li>Multiple stems from 0.5m height with tight unions.</li> <li>Bleeding lesions associated with Horse Chestnut Bleeding Canker and some partially occluded dysfunctional bark strips.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Ensure protection of tree's Root Protection Area (RPA) under soft surfaces throughout development through establishment of a Construction Exclusion Zone (CEZ) in accordance with appended temporary fencing specification.</li> </ul>	10+	C1	297	9.72

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T14	Sycamore	14.5	410	N 5 E 5 S 5 W 2.5	1.8 2	EM	M-G	<ul style="list-style-type: none"> <li>Slight reduction in canopy vitality.</li> <li>Stem bifurcates at 1.8m height with tight included bark union typical of species.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Ensure protection of tree's RPA under soft surfaces throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.</li> </ul>	20+	B1	76	4.92
T15	Common Hornbeam	14	360	N 4.5 E 3 S 4.5 W 5	1.8 2	EM	G	<ul style="list-style-type: none"> <li>Multiple branches from 1.8m with tight included bark unions typical of species.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Ensure protection of tree's RPA under soft surfaces throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.</li> </ul>	20+	B1	59	4.32
T16	Whitebeam	11	280	N 3.5 E 3 S 2.5 W 3.5	1.8 2	EM	G	<ul style="list-style-type: none"> <li>Multiple branches from 1.8m height with very tight included bark unions typical of species, with relatively poor taper below.</li> <li>Slightly suppressed to south by larger trees.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Ensure protection of tree's RPA under soft surfaces throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.</li> </ul>	10+	C1	35	3.36
T17	Whitebeam	9	200	N 3.5 E 3.5 S 2 W 2	2 2	SM	M	<ul style="list-style-type: none"> <li>Highly suppressed by larger tree T18 above.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Ensure protection of tree's RPA under soft surfaces throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.</li> </ul>	10+	C1	18	2.4
T18	Weeping Willow	14	560	N 7.5 E 6.5 S 6.5 W 4.5	2.5 2	EM	M	<ul style="list-style-type: none"> <li>Slightly low canopy over access road.</li> <li>Moderate deadwood up to 75mm diameter adjacent to internal footpath.</li> <li>Upper canopy showing a moderate reduction in vitality.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> <li>Prune to attain 5m clearance over access road and 2.5m clearance over footpath.</li> <li>Retain tree in context of proposed development.</li> <li>Ensure protection of tree's RPA under soft surfaces throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.</li> </ul>	20+	B1	142	6.72
T19	Sycamore	9	1x420 2x250 (ms)#	N 4.5 E 4.5 S 4.5 W 4.5	2 2	EM	P	<ul style="list-style-type: none"> <li>Multiple stems arise from ground level.</li> <li>Dense ivy impeded inspection.</li> <li>Evident progressive dieback in west side of upper canopy with dark staining indicating colonisation by Sooty Bark Disease.</li> <li>Limited future potential.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree due to limited future potential.</li> </ul>	<10	U	136	6.59
T20	Rowan	7	210	N 0.5 E 2 S 2 W 2	1.5 2	EM	M	<ul style="list-style-type: none"> <li>Dense ivy to stem.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed.</li> <li>Compensate for loss through provision of new tree planting, with appropriate species (see TIP).</li> </ul>	10+	C1	20	2.52

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m <sup>2</sup> )	RPA Radius (m)	
T21	Wild Cherry	10	470	N E S W	6.5 6 5 6	2 2	M	G	<ul style="list-style-type: none"> <li>Located in garden border with memorial benches to west.</li> <li>Moderate stem lean to north from ground level.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed.</li> <li>Compensate for loss through provision of new tree planting, with appropriate species (see TIP).</li> </ul>	20+	B1	100	5.64
T22	Crab Apple	6.5	290	N E S W	4 3.5 4 4	2.5 2	M	G	<ul style="list-style-type: none"> <li>Moderate stem lean to east from ground level.</li> <li>Stem arising to south of approximately 200mm diameter previously removed with 100mm long stub remaining.</li> <li>Moderately high canopy to height ratio.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed.</li> <li>Compensate for loss through provision of new tree planting, with appropriate species (see TIP).</li> </ul>	10+	C1	38	3.48
T23	Weeping Willow	10	1x280 1x230 (ts)	N E S W	4.5 4.5 4.5 4.5	2.5 0	SM	M	<ul style="list-style-type: none"> <li>Twin stemmed from approximately 2m height.</li> <li>Canopy showing a moderate reduction in vitality.</li> </ul>	<ul style="list-style-type: none"> <li>Retain tree in context of proposed development.</li> </ul>	20+	B1	59	4.35
G1	2no. Willow-Leafed Pear	≤ 5	≤ 250	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	1 ≥ 0	SM	G	<ul style="list-style-type: none"> <li>Loosely spaced pair.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group in context of proposed development.</li> </ul>	10+	C1	≤ 28	≤ 3
G2	4no. Austrian Pine, 2no. Goat Willow, 3no. Birch	≤ 12	≤ 1x350 2x220 (ms)	N E S W	≤ 3 ≤ 4.5 ≤ 4.5 ≤ 4.5	N/A ≥ 2	SM-EM	M-G	<ul style="list-style-type: none"> <li>Mixed group.</li> <li>Moderately severe suppression throughout.</li> <li>Goat Willow has tight primary unions typical of species.</li> <li>Canopies in minor contact with building to east.</li> <li>Minor deadwood up to 35mm diameter.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group in context of proposed development.</li> <li>Prune canopies to attain 1m clearance to building.</li> </ul>	20+	B1	≤ 99	≤ 5.62
G3	3no. Himalayan Birch	≤ 7	≤ 150	N E S W	≤ 1.5 ≤ 1.5 ≤ 1.5 ≤ 1.5	N/A ≥ 2	Y-SM	G	<ul style="list-style-type: none"> <li>Moderately closely spaced group.</li> <li>One tree has redundant support stake at base.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group in context of proposed development.</li> <li>Remove redundant stake.</li> </ul>	10+	C1	≤ 10	≤ 1.8
G4	3no. Austrian Pine	≤ 12	≤ 310	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	2 ≥ 2	EM	G	<ul style="list-style-type: none"> <li>Closely spaced group.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Retain group in context of proposed development.</li> </ul>	20+	B1	≤ 43	≤ 3.72
G5	Blackthorn, Dog Rose, Field Maple, Hawthorn, Hornbeam	≤ 6	≤ 120	N E S W	≤ 2.5 ≤ 2.5 ≤ 2.5 ≤ 2.5	N/A ≥ 0	Y-SM	G	<ul style="list-style-type: none"> <li>Very closely spaced linear group.</li> </ul>	<ul style="list-style-type: none"> <li>Prune/remove up to approximately 1.5m distance of insides of group in order to allow construction of adjacent new playground area.</li> <li>Retain remaining group in context of proposed development.</li> <li>Ensure protection of group's RPA throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.</li> </ul>	20+	C2	≤ 7	≤ 1.44

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G6	Dogwood, Elder, Hawthorn, Rowan	≤ 5.5	≤ 1x100 1x90 (ts)	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	N/A ≥ 0	Y-SM	G	<ul style="list-style-type: none"> <li>Dense and closely spaced group of trees and shrubs.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain group in context of proposed development.	10+	C1	≤ 8	≤ 1.61
G7	Ash, Sycamore	≤ 16	≤ 1x520 1x480 1x360 (ms)#	N ≤ 8.5 E ≤ 8 S ≤ 8 W ≤ 8	N/A ≥ 2	EM	M-G	<ul style="list-style-type: none"> <li>Edge of offsite wooded group on opposite side of footpath and not accessed to inspect in detail.</li> <li>Dense ivy to majority of stems.</li> <li>Largely Sycamore with some Ash near railway footbridge.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain group in context of proposed development.	20+	B1/2	≤ 285	≤ 9.53
G8	Sycamore	≤ 8	≤ 6x75 (ms)#	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> <li>Closely spaced self-set group between all-weather pitch and railway boundary.</li> <li>Not accessed to inspect in detail.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain group in context of proposed development.	10+	C1	≤ 15	≤ 2.2
G9	4no. Crab Apple	≤ 3.5	≤ 1x90 1x30 (ts)	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	N/A ≥ 1	Y	M	<ul style="list-style-type: none"> <li>Young trees in loosely spaced linear group.</li> <li>Majority have stem leans and redundant support stakes and ties.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain group in context of proposed development. Remove stakes and ties.	10+	C1	≤ 4	≤ 1.14
G10	Wild Cherry	≤ 6	≤ 240	N ≤ 4.5 E ≤ 3.5 S ≤ 4 W ≤ 4	1.8 ≥ 1.5	EM	M-G	<ul style="list-style-type: none"> <li>Moderately closely spaced pair in grass and shrubs with bramble growing into one canopy.</li> <li>Slight reductions in canopy vitality.</li> </ul>	Retain group in context of proposed development. Ensure protection of group's RPA under soft surfaces throughout development through establishment of a CEZ in accordance with appended temporary fencing specification.	20+	C1	≤ 26	≤ 2.88
G11	3no. Common Beech	≤ 6.5	≤ 190	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	1.5 ≥ 1	SM	G	<ul style="list-style-type: none"> <li>Moderately spaced linear group.</li> <li>Likely outgrown hedge with evidence of being topped previously at approximately 2m height.</li> <li>Central tree is twin-stemmed from 0.3m height, with crossing stems.</li> </ul>	Remove group in order to construct development as proposed. Compensate for loss through provision of new tree planting, with appropriate species (see TIP).	10+	C1	≤ 16	≤ 2.28
G12	Willow, Ash, Birch etc.	≤ 15	≤ 150#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	N/A ≥ 0	EM	M-G	<ul style="list-style-type: none"> <li>Edge of closely spaced group located in fenced area and not accessed to inspect in detail.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	Retain group in context of proposed development.	20+	C1/2	≤ 61	≤ 4.41
H1	Privet	≈ 4	N/A	≈ 3 wide	N/A	SM	G	<ul style="list-style-type: none"> <li>Closely spaced outgrown hedge along boundary with ownership unclear.</li> <li>Not accessed to inspect in detail.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	N/A	10+	C2	N/A	N/A

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

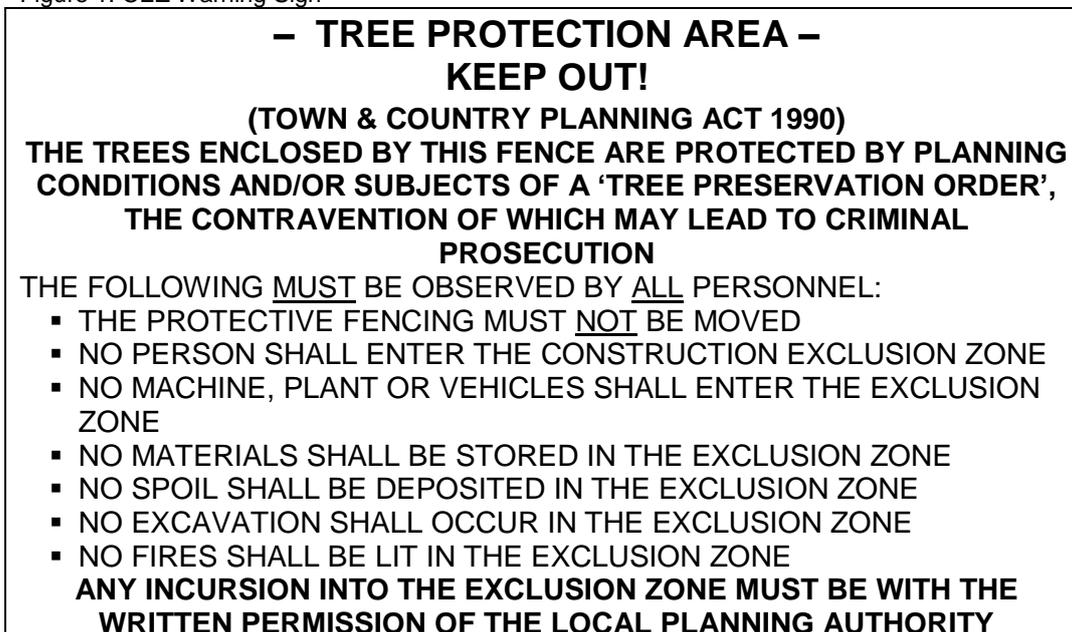
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan			
<b>Trees unsuitable for retention</b> (see Note)							
<p><b>Category U</b></p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> <li>▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;"><b>1. Mainly arboricultural qualities</b></td> <td style="width: 33%; text-align: center;"><b>2. Mainly landscape qualities</b></td> <td style="width: 33%; text-align: center;"><b>3. Mainly cultural values, including conservation</b></td> </tr> </table>					<b>1. Mainly arboricultural qualities</b>	<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>
<b>1. Mainly arboricultural qualities</b>	<b>2. Mainly landscape qualities</b>	<b>3. Mainly cultural values, including conservation</b>					
<b>Trees to be considered for retention</b>							
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green			
<p><b>Category B</b></p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</p>	<p>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue			
<p><b>Category C</b></p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	<p>Trees not qualifying in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey			
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>						

## - TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

**Construction Exclusion Zones (CEZs)**, shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

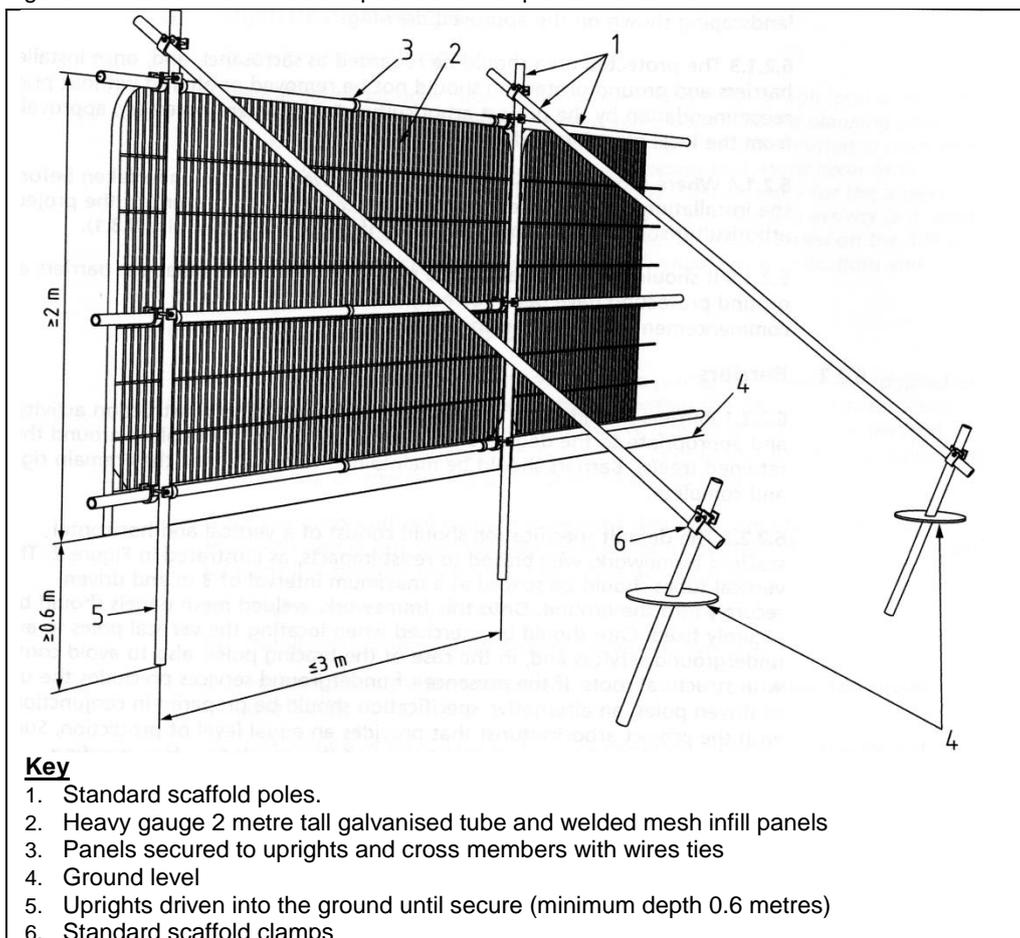
Figure 1: CEZ Warning Sign



**Type 1 (i.e. 'Default') Temporary Protective Fencing Construction** (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

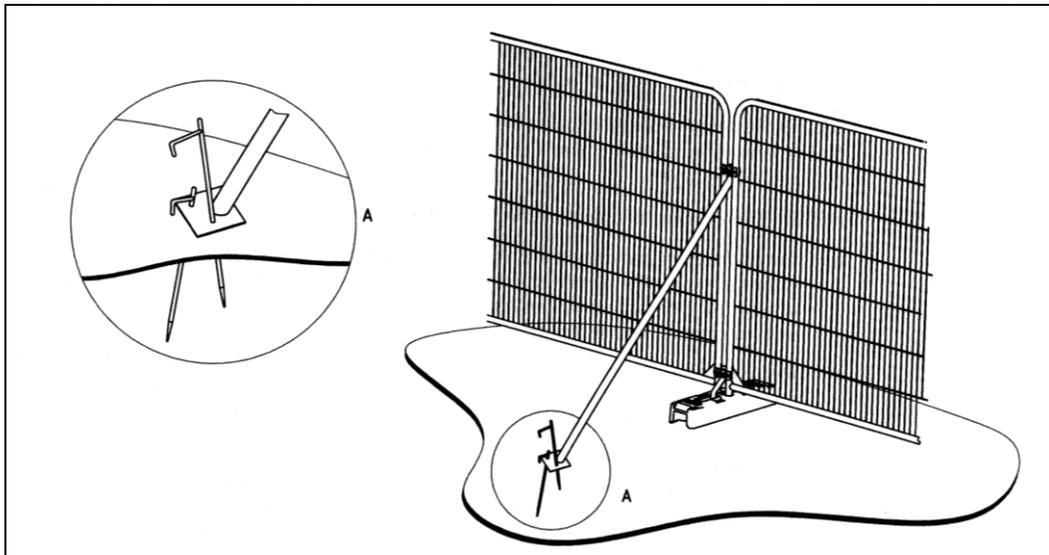
Figure 2: BS5837:2012 Default specification for protective barrier



### **Type 2 Temporary Protective Fencing Construction** (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

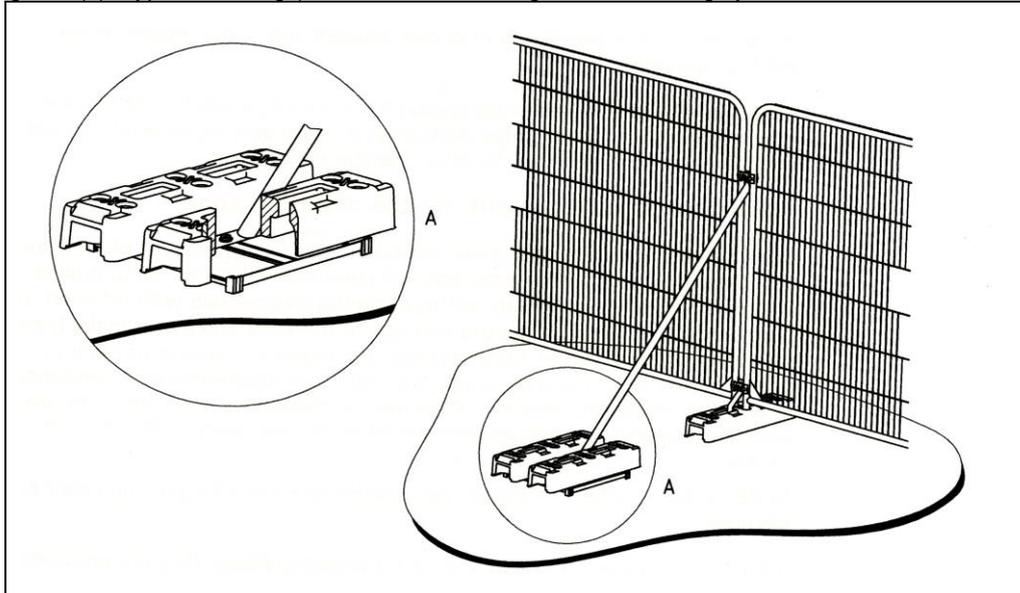
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



### **Type 3 Temporary Protective Fencing Construction** (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

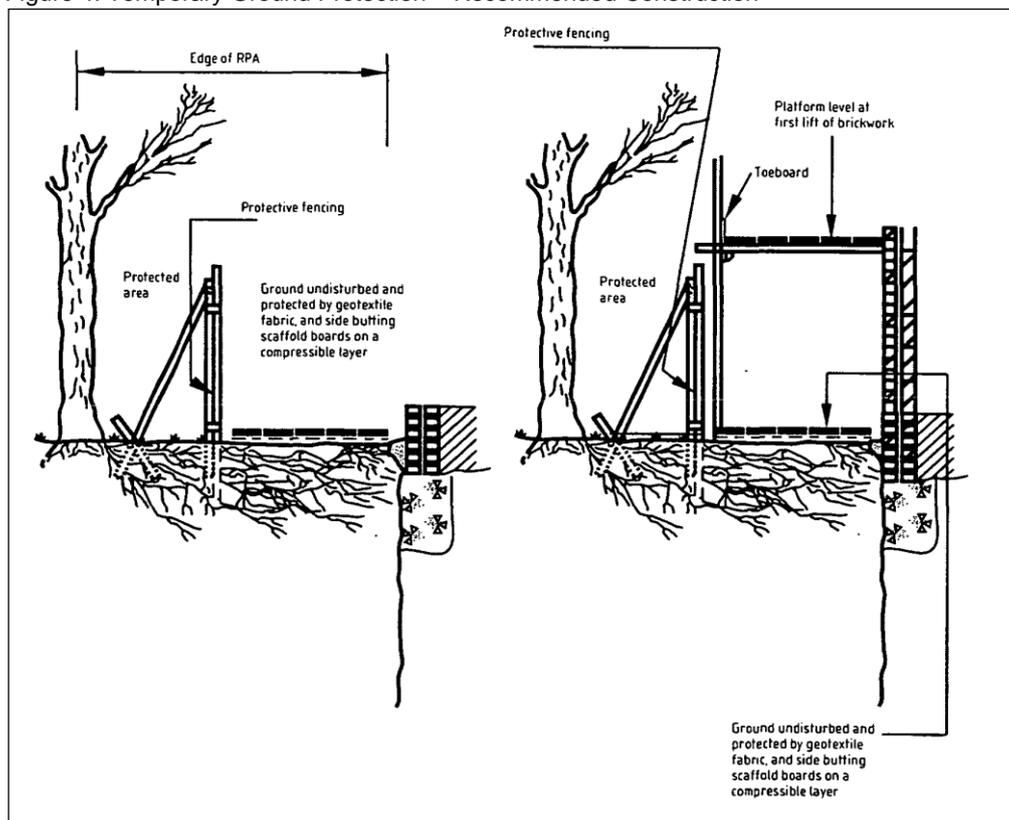
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



### Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





**KEY**

- T = Individual Tree
- G = Group of Trees
- H = Hedge

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

**Tree Categorisations:**

Those to be Considered for Retention:

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

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

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

Those Considered Unsuitable for Retention:

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

Note: The locations of the trees T1, T8 and T12, and the groups of trees G1-G8 and G12 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

**Root Protection Areas (RPAs):**

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

**Project:**  
 MILLOM SCHOOL  
 SALTHOUSE ROAD  
 MILLOM  
 CUMBRIA  
 LA18 5AB

**Agent:**  
 ROBERTS LIMBRICK LTD.

**Title:**  
**TREE CONSTRAINTS PLAN**  
 in Relation to Various Development Proposals

Scale: 1:500@A1  
 Date: April 2023  
 Drawn by: MM  
 Checked by: JL



Ref: BTC2691-TCP Rev:

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



**KEY**

T = Individual Tree  
 G = Group of Trees  
 H = Hedge

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

**Tree Categorisations:**

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge  
 Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge  
 Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group/Hedge  
 Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

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

Note: The locations of the trees T1, T8 and T12, and the groups of trees G1-G8 and G12 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

**Root Protection Areas (RPAs):**

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

**Indicative New Tree Planting:**

Suggested Approximate Indicative Locations for New Tree Planting, with Trees of Suitable Species for Locations. NB: New Tree Planting to be Included in a Landscape Proposal Plan

**Project:**  
 MILLOM SCHOOL  
 SALTHOUSE ROAD  
 MILLOM  
 CUMBRIA  
 LA18 5AB

**Agent:**  
 ROBERTS LIMBRICK LTD.

**Title:**  
**TREE IMPACT PLAN**  
 in Relation to Various Development Proposals

Scale: 1:500@A1  
 Date: June 2023  
 Drawn by: MM  
 Checked by: JL



Ref: BTC2691-TIP Rev:

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